

Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHO242
County Hall
Pegs Lane
Hertford
SG13 8DE

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AW

District ref: 6/2020/2857/FULL
HCC ref: WH/4166/2020
HCC received: 11 November 2020
Area manager: Matthew Armstrong
Case officer: Paul Marshall

Location

73 PINE GROVE HATFIELD AL9 7BL

Application type

Full Application

Proposal

AMENDED PROPOSAL

Erection of 2 x three storey semi-detached houses following demolition of existing detached bungalow; re-submitted revision of Planning Approval 6/2018/0215/FULL to regularise siting relative to neighbours as begun to be built.

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

CONDITIONS

CON1) Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number (73PG-49 Rev A) Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway. Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON2) The gradient of the vehicular access shall not exceed 1:10 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON3) Prior to the first occupation of the development hereby permitted 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained each side of both accesses. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metres into the site and 0.65 metres along the highway boundary therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 0.6 metres and 2.0 metres above the carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway pedestrian safety in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

INFORMATIVES:

AN1) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:

<http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

AN2) Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN3) Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration.

Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/drop-ped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

AN4) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

COMMENTS

The Highway Authority has commented previously on this application. As the re-submitted plans make no changes or impacts to the highway the previous comments remain the same as follows:

The proposals are for the Erection of 2 x three storey semi-detached houses following demolition of existing detached bungalow; re-submitted revision of Planning Approval 6/2018/0215/FULL to regularise siting relative to neighbours as begun to be built. Pine Grove is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been no recorded accidents in a rolling 5-year period.

PLANNING HISTORY

The application site has previous planning history 6/2018/0215/FULL

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers:

73PG-50 - Existing Site Survey

73PG-01 - Existing (previous) Floor Plans

73PG-02A - Existing Front & Rear Elevations

73PG-03A - Existing Side Elevations

73PG-04B - Proposed Ground Floor Plans

73PG-05C - Proposed 1st Floor Plans

73PG-06D - Proposed 2nd Floor Plans

73PG-07D - Proposed Elevations & Sections

73PG-08D - Proposed & Existing Street Elevations

73PG-09B - 3D Visualisation n

73PG-10F - Proposed Site Plans

73PG-11H - Proposed Roof Plan

73PG-12A - Existing Block/Site Plan

73PG-13C - Existing Site Layout

73PG-14D - Proposed Roof & Landscape Layout

73PG-48A - Crown Roof Details

PARKING

The proposals include parking for 3 vehicles per dwelling. This is in line with Welwyn and Hatfield Supplementary Planning Guidance 2004 for 5-bed dwellings. Each parking area is approx. 6.5 x 14m and is in accordance with HCC Dropped Kerb Terms and Conditions. Although vehicles are unable to turn around and egress on to the highway in forward gear this is acceptable on a local access road.

The parking area should be of a bound material to reduce the risk of loose surface dressings entering the highway. Cycle parking is proposed. This should be in line with Manual for Streets 8.2.13 Any outdoor cycle parking needs to be covered, and preferably lockable.

ACCESS

An existing access is in place for no 73 'A' and a new access is proposed for no 73. Drawing 73PG-49 Rev A. demonstrates the width of the proposed dropped kerb as approx. 5.1m. Applicant should be aware of HCC Dropped Kerb Terms and Conditions will only build a single at 4.5m and a double at 5.4m.

GRADIENT

See condition.

VISIBILITY

The location and vehicular to vehicular visibility from the proposed and existing accesses is considered to be acceptable and in accordance with 'Manual for Streets (MfS)' and 'Roads in Hertfordshire: A Design Guide'. See condition for pedestrian visibility

EMMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance to MfS 6.7.2)

REFUSE / RECYCLING

The proposals for recycling bin storage are in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m

CONCLUSION

Subject to the conditions and informatives, this level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity therefore; the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

16 November 2020