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**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: 6/2021/2208/FULL  
HCC ref: WH/9049/2021  
HCC received: 23 September 2021  
Area manager: Matthew Armstrong  
Case officer: Samuel Tearle

**Location**

TOOLBANK GYPSY MOTH AVENUE HATFIELD BUSINESS PARK HATFIELD AL10 9BS

**Application type**

Full Application

**Proposal**

Installation of sliding gates to replace swing gates, installation of external window and doors to accommodate increase in internal mezzanine floor and creation of additional vehicle parking

**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.

**Condition 1: Access Gates**

Prior to the first use of the development hereby permitted any access gate(s) shall be installed to open inwards or sliding, set back, and thereafter retained (in perpetuity) at a minimum distance of 6 (may be reduced to 5.5) metres from the edge of the highway.

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened and/or closed in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

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

**AN1) Storage of materials:** The applicant is advised that the storage 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

**AN2) Obstruction of highway:** 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

**AN3) Debris and deposits on the highway:** It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

### **Description of Proposal**

A full planning application has been submitted for proposals including an increase in mezzanine floor plus the addition of vehicle parking and to change the entrance swing gates to manual sliding gates.

The existing land use is B8 Warehouse storage and distribution, and the building has a gross internal floorspace of 5,737sqm. The proposals will increase this to 6,004sqm (+267sqm). The Application Form notes this will result in an additional eight employees.

The proposals include no changes the site access layout for vehicles or pedestrians, aside from the changes to the gates.

The proposals include the increase of nine car parking spaces and removal of eight LGV spaces.

### **Traffic Impact**

#### **Trip Generation**

The Highway Authority are satisfied the proposals will have a negligible impact to the operation of the local highway network.

#### **Highway Safety**

The Highway Authority have undertaken a review of personal injury collisions over the most recently available five year period. The review found no collisions had occurred on the highway network near the site.

### **Design Considerations**

#### **Vehicular Access**

The proposals, as shown on Drawing No. 0 / 6314 -21 / 03 Rev A, include no changes to the access aside from the provision of a sliding gate to replace the existing swinging gate. The Highway Authority are satisfied the sliding gate will be set back a suitable distance from the access road.

**Pedestrian & Cycle Access**

The proposals include the retention of the existing arrangements. The Highway authority are satisfied with this.

**Refuse / Servicing / Emergency Access**

The Highway Authority are satisfied a suitable turning area is proposed in the service yard for HGVs to manoeuvre and exit in a forward gear.

The Highway Authority are satisfied a emergency vehicle can access the building.

**Parking**

The proposals include the provision of nine new car parking spaces, and the provision of EV charging points. The Highway Authority are satisfied with this arrangement.

The proposals include the retention of eight cycle parking spaces. It is essential these cycle space are secure, covered and well-lit.

**Conclusion**

The Highway Authority does not wish to raise an objection to the proposals subject to the inclusion of the recommended planning conditions and informatives.

**Signed**

Samuel Tearle

5 October 2021