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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: 6/2023/0677/FULL
HCC ref: WH/16321/2023
HCC received: 5 June 2023
Area manager: Manjinder Sehmi
Case officer: Gideon Gasinu

Location

Land adjacent to the Warren 8 Carbone Hill Northaw Potters Bar EN6 4PL

Application type

Full Application

Proposal

AMENDED PROPOSAL
Erection of a dwellinghouse

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Prior to the first commencement of the development hereby permitted a plan detailing position of the proposed 3 car parking spaces and position and design of cycle parking should be submitted in accordance with and approved in writing by the Local Planning Authority. Prior to first occupation the approved scheme shall be fully implemented and thereafter retained for this purpose.

Reason: To ensure the provision of adequate parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

2. Prior to the occupation of the development hereby permitted, the proposed dwelling shall incorporate an Electric Vehicle ready domestic charging point.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

HIGHWAY INFORMATIVES:

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.

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

AN2) 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.

AN3) 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.

AN4) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

COMMENTS

The proposals are for the erection of a new four bed-dwelling following. Access to the site is proposed via Carbone Hill. The vehicle speeds past this site are limited to 30 mph. There have been four slight accidents on Carbone Hill within 150m of the site access recorded in a rolling 5-year period.

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 21-J3888-LP01, 21-J3888-02, 21-J3888-05, 21-J3888-01 and Design & Access Statement.

Parking

The submitted plans does not show the location for cycle or car parking (in line with Welwyn Hatfield Parking Standards Supplementary Planning Guidance (2004)) and how these spaces will be accessed. A condition has therefore been included to satisfy this.

Access

The dwelling would be served via a new access from Carbone Hill. The site layout plan(21-J3888-01) shows that the necessary visibility splays of 43m x 2.4m for a 30 mph section of road. The location and vehicular to vehicular visibility from the proposed access is considered to be acceptable and in accordance with 'Manual for Streets (MfS)' and 'Roads in Hertfordshire: A Design Guide'

Refuse Collection

Refuse collection would be from Carbone Hill as with the other neighbouring residential dwellings. This is acceptable however the proposals for bin storage should be in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point.

Emergency Access

The access road would allow a fire tender to drive 20m into the access road and from there extend the hoses 45m which would reach all parts of the site. (As required in accordance to MfS 6.7.2)

Conclusion

Hertfordshire County Council as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways and consequently have no objections on highway grounds subject to the above recommended planning conditions and highway informatives.

Signed

Gideon Gasinu

20 June 2023