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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: 6/2022/0441/FULL
HCC ref: WH/11546/2022
HCC received: 21 March 2022
Area manager: Matthew Armstrong
Case officer: Steven Knight

Location

12 SOUTHFIELD WELWYN GARDEN CITY AL7 4ST

Application type

Full Application

Proposal

Retrospective change of use to plant hire (resubmission following refusal of 6/2021/1380/FULL)

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:

1: Retention of turning area

Following first occupation of the hereby permitted retrospective application, the turning area shown by the Swept Path Analysis Drawing No. SP02 Rev. A must be retained and kept clear at all times for loading and unloading purposes of all deliveries, servicing and operational vehicles at the site. Reason: To allow for the efficient delivery of goods (NPPF para 112(d)) and prevent conflict with neighbouring areas, pedestrians, cyclists and vehicles (NPPF para 112 (c)).

COMMENTS:

The application seeks retrospective change of use to a plant hire company. It is a resubmission following the refusal of a previous application (6/2021/1380/FULL). The highway authority did not raise an objection to the previous application, which was refused due to a shortage of on-site parking provision.

The new application, has provided a revised block plan (SFD/02) showing the provision of 10 adequately sized parking spaces within the yard with 3 remaining in front of the workshop/office building.

The parking spaces within the yard have adequate turning space and will not obstruct the turning movements of large vehicles. However, the parking space outside the hire office will obstruct access for large vehicles entering and leaving the yard based on the swept paths shown on drawing No. SP02 Rev. A. Whilst this should be amended, it is clearly feasible for this be re-oriented to be parallel to the office, as it was on the previous application, or for an additional space to be added within the yard. It is also noted that whilst the provision of 13 parking spaces is required to meet the LPA's maximum parking provision, it isn't a requirement of the highway authority which generally looks to reduce parking provision in order to discourage car use.

The highway authority does not wish to restrict the approval of this application, but recommends the inclusion of the condition stated above to ensure the on-site turning area for large vehicles is retained.

Signed

Steven Knight

5 April 2022