



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CH0242
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: 6/2022/1028/FULL
HCC ref: WH/12517/2022
HCC received: 8 June 2022
Area manager: Matthew Armstrong
Case officer: Steven Knight

Location

UNITED REFORMED CHURCH CHURCH ROAD WELWYN GARDEN CITY AL8 6PR

Application type

Full Application

Proposal

Construction of a single storey rear extension to the Church following the demolition of an existing 1980s extension and the alteration to 1no. existing window

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.

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.

AN) 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.

AN) 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.

COMMENTS:

The application seeks approval for the construction of a single storey rear extension to the church following the demolition of an existing extension.

Church Road is an unclassified local access road, restricted to 30mph. There have been three recorded accidents along this section of Church Road within the past five years, but this is not considered unusual for a town centre and none of these accidents appear to be related to the access into the church car park.

Vehicle access and parking

There are no proposed changes to the existing vehicle access into the church car park or to the parking arrangement.

From the information provided it appears that the proposed extension is to provide better facilities to existing groups that use the church rather than being directly related to additional usage of the church. There is no reason, therefore, to believe that vehicle trips to and from the site will necessarily increase. Of course, there is no guarantee that usage will not increase, but it is noted that the surrounding road network is largely protected by parking restrictions or permit schemes and the site is within a busy town centre with multiple other parking facilities nearby.

Sustainability

The site is within a major town centre which provides easy access to public transport and benefits from an extensive network of cycleways and footways.

The proposed addition of five cycle hoops is welcomed, although it is ultimately for the LPA to determine whether the proposed cycle parking provision is sufficient for the use of the site.

Conclusion

The highway authority does not wish to restrict the approval of this application but recommends the inclusion of the highway informatives listed above.

Signed

Steven Knight

15 June 2022