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18 JUN 2012

Sent: 15 June 2012 11:03
To: Planning
Subject: Planning application N6/2012/1094/FP - 47- 49 Burrowfield

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 1995)

District ref: N6/2012/1094/FP
HCC ref: WH/252/2012
HCC received: 12/06/2012
Area manager: James Dale
Case officer: Lindsey Lucas

Location
47- 49 Burrowfield
Welwyn Garden City
AL7 4SS

Application type
Full application

Proposal
Retention of new office building and security fencing and gates

Decision
Notice is given under article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Prior to commencement of the development hereby permitted, a site layout plan showing the area set aside for car parking, vehicle turning and site storage shall be submitted to and agreed in writing by the local planning authority and highway authority.

Reason: To ensure that the proposal does not result in a detrimental impact on the safe and efficient operation of the highway.

2. C8.12 - The area set aside for parking shall be laid out and surfaced before the development hereby permitted is first occupied and shall be retained permanently there after for the accommodation of staff and shall not be used for any other purpose.

Reason: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety.

COMMENTS:

The proposal is for the retention of new office building and security fencing and gates. Burrowfield is a local access road and serves a number of industrial properties. Although the Design and Access statement states that there is space on site available for parking, no parking layout plan has been provided to show how the area for parking relates to the areas required for the manoeuvring of the Ready Mix vehicles. From my site visit I also noticed that cars park perpendicular to the building marked as "existing workshop" on the Site Plan number AT372-02, however there is no dropped kerb to serve these parking spaces and if they are to be included as part of the parking provision for the site then a dropped kerb should be provided. I

consider that if permission is granted then it should be conditional on the submission of internal layout plans which clearly indicate which areas are for vehicle parking, vehicle manoeuvring and for the storage of materials. This will ensure there is sufficient space within the site to accommodate all the vehicles associated with the proposal. The proposal will not result in a significant increase in vehicle trips to the site.

Informatives:

AN1. The highway authority require the construction of the vehicle cross-over to be undertaken such that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to apply to the Mid West Hertfordshire Highways Area Office at Highways House, 41-45 Broadwater Road, Welwyn Garden City, Herts, AL7 3AX 3AX (tel 1300 1234047) to arrange this.

Lindsey Lucas

Date 15/06/2012

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