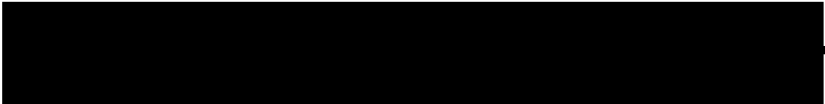




AJ



11 JUL 2012

**Sent:** 10 July 2012 16:03  
**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 (Amended)  
**HCC received:** 10/07/2012  
**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

**Amendment**  
amended Plan AT372-02A received

**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. The area set aside for parking as shown on drawing number AT372-02A shall be laid out and surfaced before the development hereby permitted is first occupied and shall be retained permanently there after for the parking of staff and delivery vehicles operating from the site 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 was originally submitted as part of the application. 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.

A revised site plan AT372-02A has now been submitted and this shows parking for 8 mixer trucks, 8 staff cars and 2 visitor spaces. These are all contained within the site and sufficient manoeuvring space is retained to enable vehicles to enter and leave the site in a forward gear. Providing the site is laid out as

shown on this revised plan, the proposals will not impact on the surrounding highway network. The proposal will not result in a significant increase in vehicle trips to the site.

**Lindsey Lucas**

**Date 10/07/2012**

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