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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: 6/2022/0863/FULL
HCC ref: WH/12344/2022
HCC received: 23 May 2022
Area manager: Matthew Armstrong
Case officer: Steven Knight

Location

UNIT 13 PEARTREE FARM WELWYN GARDEN CITY AL7 3UW

Application type

Full Application

Proposal

Erection of detached two-storey brick building for B1 use with designated parking spaces for 6 vehicles and secure storage housing for 6 bicycles following demolition of existing timber building

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.

COMMENTS:

The application seeks approval for the erection of a two-storey brick building for B1 office use with six parking spaces and cycle storage following the demolition of an existing timber building.

Planning history

A previous application (6/2015/1960/FULL) was approved in 2015 for a very similar building of the same size and position. The highway authority raised no objection to that application.

Access

Peartree Farm is a private access road that does not form part of the public highway. It is accessed from Peartree Lane which is an unclassified local access road, limited to 30mph. There is no recorded accident history from the past five years. Access from Peartree Lane is not affected by the proposals.

Parking provision

The site plan (drawing 08/603/25a) shows that six parking spaces will be provided as well as a loading bay. This provision is acceptable based on the LPA's parking standards and the site location within zone 2. It is also noted that secure cycle storage will be provided for six cycles which is also acceptable.

It is noted that parking along the access road (Pear Tree Farm) and Pear Tree Lane is restricted by double yellow lines, so any overflow parking will not adversely affect the free and safe flow of traffic along these routes.

Sustainability

The site is located within easy walking distance of the town centre including a train station and bus stop. The site benefits from easy access to an extensive network of footways and cycleways around the town.

Vehicle trips

The number of vehicle trips generated by the proposals is unlikely to significantly exceed seven two-way trips per day which will not have an adverse effect on the highway network.

Conclusion

The highway authority does not wish to restrict the approval of this application.

Signed

Steven Knight

27 May 2022