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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: 6/2024/1342/RM
HCC ref: WH/21768/2024
HCC received: 26 July 2024
Area manager: Manjinder Sehmi
Case officer: Matthew Armstrong

Location

Land to the north east of King George V Playing Fields Northaw Road East Cuffley EN6 4RD

Application type

Reserved Matters

Proposal

Approval of reserved matters (appearance, landscaping, layout, and scale) following outline planning permission S6/2015/1342/PP as varied by 6/2023/1352/VAR for residential development of 10 dwellings and associated infrastructure

Recommendation

OTHER

COMMENTS:

This reserved matters application relates to 10 dwellings on the site, for which amendments are proposed in their designs. In a broad context there are no issues for the public highway as a result of this, but I do note that the parking spaces opposite these 10 dwellings (by the two blocks of flats) appear to have been shifted slightly. This means cars entering and exiting some of these spaces will do so directly on the riser sections of the raised tables (this was avoided in the originally approved reserved matters application). However, whilst this is not best practice (as it can create an uncomfortable up-down-up profile for car occupants, and might deteriorate the raised table more quickly over time), I am mindful that the Highway Authority will not be adopting these internal roads.

Signed
Matthew Armstrong

24 August 2024