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To: [Planning](#)
Subject: Planning application 6/2019/2714/OUTLINE - YMCA, 90 Peartree Lane
Date: 20 January 2020 15:29:13

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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

District ref: 6/2019/2714/OUTLINE

HCC ref: WH/312/2019

HCC received: 20/11/2019

Area manager: Roger Taylor

Case officer: Paul Marshall

Location

YMCA, 90 Peartree Lane
Welwyn Garden City
AL7 3UL

Application type

Outline application

Proposal

Outline planning application for a hybrid application for demolition of existing hostel, development of a four storey 100 bed YMCA Hostel (All details submitted for determination) and a 2,3 and 4 storey building providing up to 43 residential apartments (All details retained for future determination as reserved matters, except means of access) with associated car parking and landscaping

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

The Highway Authority are unable to recommend the grant of planning permission at this time. The applicant has not demonstrated a swept path analysis for vehicles of 12.1m in length. The swept path analysis provided is for vehicle lengths of 11.1m which of itself has not successfully demonstrated unimpeded access.

Description of the Proposal

The proposals consist of an outline planning application for a hybrid application for demolition of existing hostel, development of a four storey 100 bed YMCA Hostel (All details submitted for determination) and a 2,3 and 4 storey building providing up to 43 residential apartments (All details retained for future determination as reserved matters, except means of access) with associated car parking and landscaping

The subject site is located within the Welwyn Hatfield District Council area.

History

There is no prior relevant highway planning history related to this application.

Analysis

The applicant has provided a Transport Assessment for review as part of the application package. This is considered sufficient and in line with the requirements of the Roads in Hertfordshire: Highway Design Guide 3rd Edition, Section 1: Policy Information and General Guidance, Chapter 7: General Requirements for Transport Assessments, para 7.3 of the Roads in Hertfordshire Guidance.

Site Description

The site is owned and operated by One YMCA and the existing 125-bedroom hostel includes a variety of catered and self-catered rooms. In addition, there are communal facilities for residents including dining, lounge, computer suites and community support facilities. The majority of the hostel is accommodated within the collection of 2 storey buildings to the rear of the site along with car parking and servicing areas. The front portion of the site was previously a nursery and currently accommodates the hostel's maintenance facilities and offices for complementary charity organisations

Vehicle Access

The site is situated on Peartree Lane, which is a single carriage way unclassified local access road. Broadwater Road which is a principle 'A' road and a main distributor, runs west to north of the site and is the primary route, both roads are subject to a 30mph speed limit. Current vehicular and pedestrian access to the site is via Peartree Farm

Access arrangements are in the form of a minor junction with Peartree Lane and Peartree Farm. Peartree Farm is an unadopted internal access road (shared surface) which winds through the site narrowing before emerging north east of the site on to The Hyde, which is unclassified local access road subject to a 30mph speed limit.

Internal Road Layout

The proposed site layout has not been successfully tested with a swept path analysis on (drawings SP01,02, and 03 A) with a waste collection vehicle (11.2m long). Vehicles should be a minimum of 12.1m.

The Highway Authority are unable to recommend the grant of planning permission at this time. The applicant has not demonstrated a swept path analysis for vehicles of 12.1m in length. The swept path analysis provided is for vehicle lengths of 11.1m which of itself has not successfully demonstrated unimpeded access.

Paul Marshall

Date 20/01/2020

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