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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: 6/2020/1837/FULL
HCC ref: WH/2947/2020
HCC received: 10 August 2020
Area manager: Alan Story
Case officer: Paul Marshall

Location

54 BRIDGE ROAD WELWYN GARDEN CITY AL8 6UR

Application type

Full Application

Proposal

Erection of 1x dwellinghouse following demolition of existing house

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 does not wish to restrict the grant of permission subject to the following conditions:

Conditions

Con1) The gradient of the vehicular access shall not exceed or 1:10 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). HCC as Highway Authority recommends inclusion of the following Advisory Notes (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN4) The Public Right of Way should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. The safety of the public using the route and any other routes to be used by construction traffic should be a paramount concern during works, safe passage past the site should be maintained at all times. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the satisfaction of this Authority. All materials should be removed at the end of the construction and not left on the Highway or Highway verges.

If the above conditions cannot reasonably be achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order. Further information on the rights of way network is available via the website. Please contact Rights of Way, Hertfordshire County Council on 0300 123 4047 for further information in relation to the works that are required along the route including any permissions that may be needed to carry out the works. https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx#DynamicJumpMenuManager_1_Anchor_8

AN5) Construction standards for new vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

Comment / Analysis

The Highway Authority has commented previously on a similar application for two dwellings. These proposals are for the erection of one dwelling and associated access and parking at 54 Bridge Road, Welwyn Garden City. The site is located to the west of the town centre, and approximately 0.5 miles from Welwyn Garden City bus station and railway station. The existing site, which includes a semi-detached house, currently does not have vehicle access. The site is located on Bridge Road, which is a secondary distributor 'B' road, with a speed limit of 30mph and highway maintainable at public expense.

The proposed works consist of the construction of one four-bedroom dwelling at the northern end of the site, proposed access to the site would be by way of an internal access road with a new vehicle crossover. Drawing IND-754-P01 demonstrates a crossover from bridge road with a 3m wide access road approx. 33m to the proposed parking bays.

Access and Parking

Drawing IND-754-P01 vehicles can enter the site and exit in a forward gear. The 3 parking bays at the site are in accordance with guidance as set out in MfS and Roads in Hertfordshire. Car parking spaces achieve 4.8m x 2.4m in accordance with Manual for Streets 8.3.58. Welwyn Hatfield Borough Council (WHBC) is the parking authority and therefore would ultimately need to be satisfied with the level of proposed car parking. The proposed vehicle crossover will need to meet the HCC residential dropped kerb terms and conditions with a minimum width of 4.5m

Drawing IND-754-P01 demonstrates the width of the access road to be 3.0m to the parking area which is acceptable for a shared surface. The proposed driveway should be of a bound material to reduce the risk of loose surface dressings entering the highway.

Vehicle trips

The creation of one additional dwelling would not give rise to an unacceptable increase in trips on the local network, with negligible impact to Bridge Road, and the wider highway network. The proposals shall not have any material impact on highway safety or capacity.

Visibility

The location and vehicular to vehicular visibility from the PROPOSED / EXISTING access is considered to be acceptable and in accordance with 'Manual for Streets (MfS)' and 'Roads in Hertfordshire: A Design Guide'

Emergency Services

The nature of the site puts the proposals beyond the required 45 meters from the public highway (As required in accordance to MfS 6.7.2). The fire service will be advised.

Recycling

The development provides bin store with bins which are approx. 37m, this is outside the acceptable carry distance of 30m. The applicant should arrange for the bins to be within the 30m acceptable carry distance.

Sustainability

It is noted that on-site cycle storage is proposed. This is important to support sustainable travel. This is in accordance with the Hertfordshire County Council Local Transport Plan 4 (LTP4) policy 5, which is to "ensure the location and design of proposals reflect the LTP Transport User Hierarchy and encourage movement by sustainable transport modes"

National Cycle Route number 57 runs to the west of the site which is also a bridleway and provides easy pedestrian and cycle connectivity to the Greenway and surrounding woodland paths. The applicant would need to be aware of the above informative should there be any construction impacts to the bridleway.

Final Comments:

This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity therefore; the highway authority would not wish to restrict the grant of planning permission subject to the conditions informatives.

Signed

Paul Marshall

21 August 2020