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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: 6/2020/2100/FULL
HCC ref: WH/3566/2020
HCC received: 25 September 2020
Area manager: Matthew Armstrong
Case officer: Ania Jakacka

Location

Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR

Application type

Full Application

Proposal

Change of use of land for the sale of hot food for a period of 12 months, including associated seating and waste arrangements

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 informatives:

AN) 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.

AN) Notwithstanding the consent issued under the Town and Country Planning Act, a licence issued under the provisions of Section 115E of the Highways Act 1980 may be required prior to the placement of any tables, chairs or other apparatus in the public highway. The applicant will need to apply to the County Council Highways via either the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or telephone 0300 1234047 to arrange this

Comments

Comments

The proposal is for: "Change of use of land for the sale of hot food for a period of 12 months, including associated seating and waste arrangements". The site plan is shown on the drawing Temporary Use Illustrative Layout 18036 SK 003.

It is proposed to station vendors on the site to sell hot food to the public. Vendors would be housed in a temporary unit such as a vehicle, trailer, stall, or converted container. The Highway Boundary plan supplied internally by the Highway Boundary Team confirms that the affected land is not public adopted highway although Hydeway to the east of the site falls within the public highway boundary.

The proposal is intended primarily to pedestrians and cyclists who utilise the footbridge to access the Station and Town Centre, with food consumed offsite. However, the application also states that a small amount of seating will be provided. The location of the seating has not been shown on the plan to demonstrate that it is not placed within the public highway land. To ensure that no public highway land would be affected, the Highway Authority recommends inclusion of two highway informatives to the decision notice.

Signed

Ania Jakacka

13 October 2020