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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: 6/2021/0321/COND
HCC ref: WH/5668/2021
HCC received: 11 February 2021
Area manager: Matthew Armstrong
Case officer: Samuel Tearle

Location

STUDIO FOUR 37 BROADWATER ROAD WELWYN GARDEN CITY AL7 3AX

Application type

Approval of Details

Proposal

Submission of details pursuant to conditions 10 (external lighting), 11 (car parking) and 13 (pedestrian access) on planning permission (6/2018/2387/MAJ)

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 for Conditions 11 and 13.

Description of Proposal

An approval of details application has been submitted for Conditions 10 ,11, and 13 that were attached to the Decision Notice for application 6/2018/2387/MAJ. For reference, the permitted application is for a development consisting of:

Construction of new build of 22 x 2 Bedroom and 2 x 3 Bedroom residential apartments with balconies and a roof garden. Layout of 26 car parking spaces, cycle parking, refuse store, internal access routes, landscaping and supporting infrastructure.

The Highway Authority have reviewed Conditions 11 and 13 in the section below.

Condition 11

The Decision Notice defines Condition 11 as:

Prior to the first occupation of the development hereby permitted, full details of a car parking management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented and maintained on site.

REASON: To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety in accordance with the National Planning Policy Framework and Policies M14 and D1 of the Welwyn Hatfield District Plan 2005.

To support the discharge of Condition 11 the applicant has submitted a Car Park Management Plan (CPMP) dated Jan 2021. The perpendicular car parking spaces are shown to be accessed by a 6m width corridor, which is inline with standards. The two disabled spaces are shown to be near the entrances of the building and therefore considered suitable.

The CPMP states 24 standard bays and two accessible bays for blue badge holders are to be provided.

It is also noted two covered cycle stores for up to 20 cycles each (40 spaces in total) on the north and south of the site. The Highway Authority request that the cycle stores are secure and well-lit.

The CPMP states the car parking spaces will be allocated to residents only; and in accordance with their purchase agreement(s). Requests for Blue Badge parking will be considered on a first come-first served basis.

The CPMP has confirmed the Management Company of the building will be responsible for implementing and over-seeing the Car Park Management Plan and that enforcement measures which will operate in accordance with the Code of Conduct, as set out by the British Parking Association.

Condition 13

The Decision Notice defines Condition 13 as:

Prior to occupation, a scaled plan showing full specification and technical details of the pedestrian access shall be submitted to and approved in writing by the Local Planning Authority. The pedestrian access shall therefore be constructed/implemented in accordance with the approved details before occupation of the fifteenth flat hereby permitted.

Reason: to promote accessibility of the site in accordance with the National Planning Policy Framework.

To support the discharge of Condition 13, the applicant has issued Drawing No. 250 'Pedestrian Access Details and External Works'. The Highway Authority are satisfied with the details.

Condition 10

Condition 10 is for the lighting arrangements internal to the site. The Highway Authority have no comment in regard to the internal lighting arrangement for area that will not be adopted.

Conclusion

The Highway Authority does not wish to raise an objection to the approval of details for Conditions 11 & 13.

Signed

Samuel Tearle

23 February 2021