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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: 6/2021/1177/FULL
HCC ref: WH/7065/2021
HCC received: 11 May 2021
Area manager: Matthew Armstrong
Case officer: Paul Marshall

Location

52 BRIDGE ROAD WELWYN GARDEN CITY AL8 6UR

Application type

Full Application

Proposal

Erection of 2 x two-storey detached houses, associated parking and access, on the land to the rear of 52 & 54 Bridge Road

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:

CON 1) Prior to the first occupation of the development hereby permitted a scheme for the parking of cycles including details of the design, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

CON2) Prior to the occupation of the development hereby permitted, each residential dwelling shall incorporate an Electric Vehicle ready domestic charging point.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

CON3) The gradient of the vehicular access shall not exceed 1:10 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway. Arrangement shall be made

for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway 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).

CON4) Before the access is first brought into use by the new development, a triangular vision splay shall be provided on each side of the new access and shall measure 2 metres along the fence, wall, hedge or other means of definition of the front boundary of the site, and 2 metres measured into the site at right angles to the same line along the side of the new access drive. The vision splays so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility for and of drivers entering or leaving the site in the interests of pedestrian safety.

CON 5 Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON6) Prior to the first occupation of the development hereby permitted recycling bin storage area not more than 30 meters from the edge in the form of plans / drawings shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure construction of a satisfactory development 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 Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) 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:

<http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

AN2) Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery 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/development-management/highways-development-management.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) Construction standards for new/amended 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/drop-ped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

AN5) 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/>

Comments

The Highway Authority has commented previously on similar applications. These proposals are for two 4 bed detached dwellings with existing access already approved. 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 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 site has planning permission for two new dwellings at land at 52 and 54 Bridge Road, with access from 52 Bridge Road (Welwyn Hatfield Borough Council ref: N6/2014/2504/FP). This application varies the previous application by changing two semi-detached dwellings to two detached dwellings at the rear of the site.

The proposed works consist of the construction of two 4-bedroom dwellings at the northern end of the site.

Access and Parking

Vehicles can enter the site and exit in a forward gear. Car parking spaces at the site are in accordance with guidance as set out in MfS and Roads in Hertfordshire.

Welwyn Hatfield Borough Council (WHBC) is the parking authority and therefore would ultimately need to be satisfied with the level of proposed car parking.

New cycle standards have recently been published 'Cycle Infrastructure Design' Local Transport Note 1/20 July 2020. Section 11 recommends the length required to park a cycle should be 2m however, 1.8m is acceptable, there should be 300mm space between each parked cycle. Outside storage should be covered and lockable. There should be 1 cycle parking space per dwelling. No storage facilities have been proposed. Please see condition 1

Visibility

A pedestrian visibility splay should be provided. A triangular vision splay must be provided on each side of the new access and measure 2 metres along the fence, wall, hedge or other means of definition of the front boundary of the site, and 2 metres measured into the site at right angles to the same line along the side of the new access drive. The vision splays on land under the applicant's control must be maintained free of any obstruction within which, there must be no obstruction to visibility between 0.6 metres and 2.0 metres above the carriageway. See condition 4

Vehicular visibility splay

A vehicular visibility splay must be provided. This should be measured from the back edge of the carriageway (centre crossover) a minimum of 2.4m (x distance) and the (Y distance) a minimum of 43m to the nearside kerb either side of the access. See condition 5

Vehicle trips

The creation of two additional dwellings 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.

Gradient

See condition 3

Emergency Services

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance to MfS 6.7.2)

Recycling

The development provides no bin storage. The current distance of the bins to the carriageway edge is over 40m. Manual for Streets MfS 6.8.9 states: residents should not be required to carry waste more than 30m. A plan detailing bin storage / position must be provided. See condition 6

Sustainability

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.

Hertfordshire County Councils Local Transport Plan (LTP) 4 policy 5, is to "ensure the location and design of proposals reflect the LTP Transport User Hierarchy and encourage movement by sustainable transport modes", and policy 19, which aims to "address any barriers to supporting the uptake of ultra-low emission vehicle (ULEVs) in the county". The proposals must reflect this by provision of infrastructure for charging electric vehicles. See condition 2

Final Comments:

Subject to the conditions and informatives, 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.

Signed
Paul Marshall

19 May 2021