

23/02946/OP – 66 Park Lane, Knebworth – Written Update

Neighbour consultations

Four comments have been received.

2x Objections:

- The proposed access is dangerous.
- Speeds in local area are not suitable for the proposed access arrangements.
- Lack of visibility for the access.
- Insufficient stopping distance for vehicles in the area.
- Local area is residential area the bend in the road is dangerous due to existing speed restrictions and traffic calming measures.
- Access is not reliable due to the requirement to maintain vegetation to the front of the site.
- Combination of vegetation and the bend in the road exacerbate traffic issues.
- Lack of traffic calming measures proposed.
- Lack of consultation with Knebworth Neighbourhood Plan.
- Insufficient consideration of master planning for KB1/2 and for connections between the site with KB1 and KB2.
- Masterplan for these sites included consideration of retaining the access to this site rather than an upgrade to its junction.
- Intensification of access use would potentially impact upon the delivery of accesses for KB1 and KB2. Requests consideration by Hertfordshire Highways.

2x Representations:

- Request for the integration of swift bricks.
- Lack of ecological surveys.
- Requests consideration of BNG and ecological enhancement of the site.

The issues raised are addressed in the report at 4.3.

Access Safety Concerns:

Matters of highway safety were considered and are covered in the Highways section of the report. Hertfordshire Highways were consulted on amended plans and submitted documents and have not been objected to. Recommended conditions were agreed to by the applicant.

Ecology Concerns:

Matters of ecological enhancement were considered and following consultation with Hertfordshire Ecology, the applicant has provided documentation to advise that there would not be harm to existing ecological assets on site. Conditions requiring ecological enhancement have been agreed to by the applicant.

A query has been received from the applicant's agent relating to trees within the site. Plans indicate that the tree group adjacent to the existing dwelling would be retained. An initial site visit indicated that a tree was previously felled at the centre of the site. However, there are no Tree Preservation Orders on the site, which is not within a Conservation Area, therefore the felling of the tree did not constitute a breach of planning control.

The report requests the provision of an arboriculture report to understand the impacts of the development on existing trees and detail the health of the trees across the site, which should accompany the application for reserved matters when layout would be considered. Nevertheless, the following additional conditions are recommended:

Tree Protection:

“12. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason:To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.”

Tree retention/replacement:

“13. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason:To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.”

“14. Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing with the Local Planning Authority, unless the Authority agrees in writing to dispense with this requirement.

Reason:To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.”