

Application ref no.: 24/00671/FP

Site address: Greenside, London Road, Langley, Herts, SG4 7PP

Proposal: Erection of 6 detached 4-bed dwellings following demolition of existing dwelling . Outbuildings and builder yard buildings

Updates for Planning Control Committee meeting 24/10/24

1. HCC Highways have provided an updated response stating no objection subject to the recommended conditions and informatives. HCC Highways no longer wish to seek the betterment of footpath from / to the site and London Road.
2. HCC Public Rights of Way (PRoW) team have responded stating no objection although they comment that footpath 15 runs though the development and should not be obstructed and footpath 14 will have a roadway crossing it to access the site. They state that proper sightlines should be provided and a raised table should be provided on the road into the site where it crosses over the footpath to encourage vehicles to slow down.

Officer note – footpath 15 is outside of the application site and runs rear of the site’s northern boundary. Footpath 14 is outside of the site along the site’s western boundary. Condition 6 requires for all public rights of way routes to remain undisturbed and unobstructed at all times. The footpath as existing crosses over the access road, and this application is not proposing any changes to this. However, I suggest that an additional condition be added to the recommendation, requiring for a scheme of traffic calming measures, which could include a raised table or ‘slow speed footpath crossing’ signs to be erected. This will be condition no. 17. The suggested wording is:

Prior to the first occupation of the first dwelling, a scheme of traffic calming measures is to be submitted to, and agreed in writing by, the Local Planning Authority, and installed on site and be retained thereafter.

Reason – to ensure traffic is moving at a slow speed to protect users of Footpath no.14. LP Policy T1.