

Rachel,

Thank you for bringing to my attention the appeal reference for No.5 Tring Road: APP/A1910/W/18/3207998.

As maybe aware, each planning application is assessed on its own merits. The Highways recommendation is therefore made on case by case basis. The Inspector's appeal decision you refer, was related to the construction of 2 pairs of semi-detached, two-storey houses (4 units in total with a provision of 8 parking spaces, arranged in bays fronting the head of the proposed cul-de-sac. Whereas, the Former Telephone Repeater Station is of a Change of Use from of an existing building to a 1-bed dwelling. This proposal included the use of the existing access from Dudswell Lane. This was put in place at the time of the original development. Both development cases are therefore entirely different in terms of the scale, location, access and highways implications.

I have also noted paragraphs 11 and 12 of the Inspector's report on 5 Tring Road on safety. Bearing in mind the relatively low level of accidents locally and the highway layout being complicated (Paragraph 9 of the report) , the Inspector concluded that a Road Safety Audit of the access arrangements should have been completed as part of the proposal. From my site visit, I fully acknowledge that the existing established VXO on Dudswell Lane serving the site is not at an ideal location bearing in mind close proximity of the Tring Road (A4251) junction. I consider a safer option could have been to formulate a new access to the site from the side access road, which currently serves the local sports club/nursery, rather than utilising the existing VXO. Such a proposal could have eliminated any reversing of vehicles close to the Tring Road junction. This however, does not form part of the details submitted, and therefore cannot be considered. In terms of Road Safety Audit, this is normally undertaken for new access proposals.

As mentioned below, my recommendation is entirely based upon the fact there is an existing VXO provision, and that the site already benefits from a planning permission for office/storage space (Ref: 4/00537/18/FUL). The trips generated from the existing permission as an office/storage space would be higher than the 1-bed dwelling during the day. The safety implications of generating limited vehicular movements from the 1-bed dwelling is therefore likely to be far less than the existing permitted use. Accordingly all the factors including safety were taken into account when I reviewed our formal comments.

I hope the above further clarifies the Highway's Authority's position.

Regards,
Manjinder

From: Rachel Marber
Sent: 04 June 2019 14:58
To: Manjinder Sehmi
Cc: Lara Pringle; Nick Gough
Subject: RE: FORMER TELEPHONE REPEATER STATION, DUDSWELL LANE (4/03260/18/FUL)

Dear Manjinder,

Please may you confirm that appeal reference for No.5 Tring Road: APP/A1910/W/18/3207998 (attached) has been taken into consideration in the Highway comments received for the above site? Please may you also confirm a site visit was made by your team for the application? Cllr Pringle (cc'd) has called the application into committee based on these concerns.

Many thanks,

Rachel

From: Manjinder Sehmi
Sent: 29 March 2019 14:37
To: Rachel Marber < >

Subject: RE: FORMER TELEPHONE REPEATER STATION, DUDSWELL LANE (4/03260/18/FUL)

Rachael,

Thank you for your e-mail below and our subsequent telephone conversation regarding the above.

I have now reviewed our formal comments to the above submitted application. Previous highways responses to the site concerned were also taken into account. My comments to the application are as follow:

The site is accessed via existing crossover off Dudswell Lane with a hardstanding in situ for vehicle parking. Dudswell Lane is a unclassified local access road and links to a 'Principal Road' Tring Road (A4251). The proposals are to utilise existing access and parking arrangements. The site also benefits from a planning permission for office/storage space (Ref: 4/00537/18/FUL).

I acknowledge that the existing VXO on Dudswell lane serving the site is not at an ideal location bearing in mind close proximity of Tring Road (A4251) junction. This led to Valerie's recommendation for refusal. Having checked the accident data, it reveals no recorded Personal Injury Accidents (PIAs) for the past 5 years at this junction. I consider that the nature of the proposed development is of a small scale with an existing access provision, and is unlikely to intensify vehicular movements when comparing with the current planning permission approval. I am therefore overruling Valerie's recommendation for refusal.

In view of the above, the Highway Authority would like to withdraw its previous objection to the application and recommend to grant approval on Highways grounds. This decision is entirely based upon the fact there is an existing VXO provision, and that the site already benefits from a planning permission for office/storage space (Ref: 4/00537/18/FUL).

I hope the above clarifies County Council's position.

My sincere apologies to any inconvenience caused. Please do not hesitate to contact me if you require any further information/clarification.

Kind Regards,

Manjinder Sehmi

From: Rachel Marber]

Sent: 27 March 2019 14:30

To: Manjinder Sehmi

Subject: FORMER TELEPHONE REPEATER STATION, DUDSWELL LANE (4/03260/18/FUL)

Dear Manjinder,

Following our telephone conversation please find attached the plans submitted for the above application. My concern is that granted application ref: 4/00537/18/FUL has already established use of the site for office/storage space.

Once you have had a chance to review this please may you let me know the Highway position?

Many thanks,

Rachel