

Good evening all

It is correct that the bus shelter is a condition of the planning permission. Because the council recommended refusal of the site there, were no conditions prescribed until the appeal inspector added them to his decision to allow permission (I think that's the process). Later, in 2023, the developer applied for an amendment to the bus shelter condition under s. 73. This was just to allow them to complete the provision of the bus shelter prior to first occupation rather than prior to commencement of work. The wording is otherwise the same as the original condition. The amendment was approved by the planning department.

The condition now reads:

‘Prior to the occupation of the development hereby permitted, additional bus stops shall be provided along Station Road adjacent to the development’s footway The stops shall be provided with real-time information screens, easy access kerbs and appropriate shelters. Such works shall be secured through the implementation of a S278 Agreement with the Local Highway Authority.’

The planning manager said that the conditions should be adhered to (shelter, information screens) but I have now asked if they will question the design of the bus shelter as proposed by Highways on the grounds of its incongruous modern appearance. The specification of "appropriate shelters" would seem to be an important factor here. I'll let you know what they say.

Meanwhile, the resident at no. xxx says the contractor agreed in a meeting this morning to delay commencement of the work until more was known about all of this.

Best wishes

Tom

From: Cllr-Steve Jarvis <Steve.Jarvis@hertfordshire.gov.uk>

Sent: 23 June 2025 5:45 PM

To: graham@grahamlee.co.uk <graham@grahamlee.co.uk>

Cc: parishcouncil2023@ashwell.gov.uk <parishcouncil2023@ashwell.gov.uk>; Cllr Tom Tyson <tom.tyson@north-herts.gov.uk>

Subject: RE: Bus shelter

Graham,

I agree that a shelter here seems unnecessary and, if one were to be provided, it should be a wooden one.

The bus stop and shelter is part of the approved plans for the development. I guess that none of us spotted this back in 2020 at the time that the planning application was considered.

The residents of xxx Station Road have raised questions about the impact of the bus shelter on visibility when leaving their drive (as well as complaining about the visual impact of the shelter. I have asked highways to look into this.

I have also contacted the team responsible for bus shelters.

Since this is a requirement of a planning application I have copied Tom in, since North Herts could insist it is provided.

Regards,

Leader of the Council

Hertfordshire County Council

County Councillor for Royston West and Rural

From: graham@grahamlee.co.uk <graham@grahamlee.co.uk>

Sent: 23 June 2025 17:22

To: Cllr-Steve Jarvis <Steve.Jarvis@hertfordshire.gov.uk>

Cc: parishcouncil2023@ashwell.gov.uk

Subject: FW: Bus shelter

Hi Steve

The email below from xxxxxxxxxxxx self explanatory. I think this is the first plan we've heard about to introduce a bus stop & shelter at this position in Station Rd. Presumably it is to serve the new residents of Senuna Park. However, I imagine most of those will be car drivers and will add little demand to the bus services. I imagine, for sustainability reasons, a bus stop was required as part of the Senuna Park development application. But I would concur that an additional shelter in the village is not required, or appropriate at that location. So there's a potential to save HCC money for once!!

Have Highways considered alternative locations for a bus stop to serve Senuna Park that would impact less on highway traffic within the existing built area?

Many thanks

Chairman Ashwell Parish Council

-----Original Message-----

From: xxxxxxxxxxxx

Sent: 23 June 2025 12:34

To: graham@grahamlee.co.uk

Subject: Bus shelter

Good morning Graham,

I'm sure you are now being made aware of the concerns of local residents about the plans to erect a modern bus shelter complete with a digital information board outside 101 Station Road. As a resident opposite this location we are very unhappy about such a structure. It seems to us to be incongruous and not in keeping with a rural setting and will have potential consequences for visibility and traffic congestion along this(at times) very busy road.

We have not been aware until yesterday, of the plans for such a shelter and feel it is wholly unnecessary especially as very few people use the bus service from this road. Whilst we are fully supportive of public transport we feel we have not been consulted about the positioning of a new bus stop or indeed a bus shelter.

This section of Station Road is a key parking area particularly at the weekend when there is football training or matches at Small Gains. This is likely to lead to more parking and congestion further down Station Road.

This morning a number of residents have spoken with a person from the developers who has agreed to convey our concerns to his supervisors.

We are hoping the PC will support us in raising these objections with those in authority.

Regards,

xxxxxxx