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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: 6/2022/2582/FULL
HCC ref: WH/14665/2022
HCC received: 15 November 2022
Area manager: Manjinder Sehmi
Case officer: Chris Carr

Location

Chancellors School, Pine Grove, Brookmans Park, Hatfield, AL9 7BN

Application type

Full Application

Proposal

Laying of engineered surface for the provision of additional car parking and erection of fencing

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

Hertfordshire County Council (HCC) Highway Authority wishes to recommend refusal of the planning application. The LHA consider that additional car parking would be contrary to HCC Local Transport Plan Policies 1 and 5. Additional parking to support the expansion of the school was approved for planning application 6/2019/0085/MAJ. It is considered that further additional parking would be unacceptable.

Description of Proposal

Laying of engineered surface for the provision of additional car parking and erection of fencing. The application seeks the permanent approval for the expansion of an existing small overspill car park to provide 22 car parking spaces.

Site Description

The site is located approximately 3km to the south-east of Welham Green. It is accessed via the school access road, which joins Pine Grove, a residential street.

Analysis

The following documentation has been reviewed in support of this application:

- Design and Access Statement (DAS), dated 10th November 2022.
- Additional Car Parking Site and Location Plan, dated 5th September 2022.

Planning History

A review of the Council's online record of planning applications has identified the following relevant planning applications: -

- 6/2019/0085/MAJ - Erection of building comprising sports hall with associated changing facilities and 7 x classrooms built on existing hard play tennis courts; 4 x hard play sports pitches to be provided to replace existing; provision of 33 x parking spaces; and two mobile classrooms to be provided for the duration of the project.
- 6/2020/2581/FULL - Laying of engineered surface for the provision of additional car parking and erection of fencing (Temporary period of three years).

Whilst the approved school buildings and parking associated with application 6/2019/0085/MAJ were constructed, an application for temporary parking (app 6/2020/2581/FULL) was approved to alleviate a temporary issue with parking whilst the building works were undertaken. This permission expires on 1st March 2024.

This application seeks the permanent approval of the temporary spaces.

Comments

Currently, the school provides 103 car parking spaces, comprising 63 spaces within the existing school car park, 33 as part of approved application 6/2019/0085/MAJ and 7 spaces within an overspill car park. This overspill car park at the end of the school access currently has temporary permission (ref: 6/2020/2581/FULL) for 22 spaces and this application seeks permanent approval for the provision of these 22 spaces, therefore the total proposed parking at the school would be 118 parking spaces.

The approved temporary 22 parking spaces were provided as a way of alleviating a temporary issue with parking.

The approved temporary parking was an interim measure whilst the building works for the school expansion were taking place. As part of the TA submitted with the approved planning application (6/2019/0085/MAJ), paragraph 6.23 states that 'Overall, whilst an increase in teaching staff can be expected following the School expansion, the additional staff members will be taken from the 137 employed currently with additional staff members becoming full-time i.e. no additional staff employed. Therefore, it is reasonable to suggest that the School expansion will have a negligible effect on staff trip generation.'

The LHA consider that the additional 33 car parking spaces approved as part of application 6/2019/0085/MAJ, accommodate the school expansion and the proposed increase in demand for parking.

The LHA consider that further parking spaces, in addition to the 33 currently approved, would not be acceptable. The LHA are concerned that an increase in parking would encourage more Sixth Formers to drive to school, as such this would be against the aim of the School Travel Plan of encouraging sustainable travel. Furthermore this is contrary to the Highway Authorities Local Transport Plan Policies 1 and 5.

Conclusion

Hertfordshire County Council (HCC) as highway authority has reviewed the application and wish to recommend refusal

Signed

Chris Carr

20 December 2022