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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: 6/2023/1664/FULL
HCC ref: WH/18184/2023
HCC received: 8 September 2023
Area manager: Manjinder Sehmi
Case officer: Manjinder Sehmi

Location

CHANCELLORS SCHOOL PINE GROVE BROOKMANS PARK HATFIELD AL9 7BN

Application type

Full Application

Proposal

Conversion of an existing un-used school gymnasium to create four new teaching class spaces and staff office/admin spaces over two floors together with a new school entrance/reception area

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 does not wish to restrict the grant of permission.

The proposal consists of Conversion of an existing un-used school gymnasium to create four new teaching class spaces and staff office/admin spaces over two floors together with a new school entrance/reception area

Chancellor School is located on Pine Grove, an unclassified road, serving as a local access road function within the Hertfordshire Road hierarchy. Pine Grove is accessed via The Drive and Georges Wood Road. Both such roads, whilst being considered highway are privately maintainable. Pedestrian access to the school is via Pine Grove main entrance, or via Golf Club Road, at a point circa 125m from junction of Golf Club Road with Georges Wood Road, enabling pupils to enter school grounds and circumnavigate the playing field for access to the main school site. Vehicular access (including provision for school coaches) and pedestrian access is provided from Pine Grove. The access road provides a turnaround at its' head used by the number of school buses attending (am / school close).

The Development proposals are to provide further 4 classroom spaces for the already expanded school The submitted Design & Access statement states "These 4 additional class spaces are not to

accommodate any future expansion of the school. They are to provide necessary teaching spaces to meet the demand of the agreed capacity of 1292 students.” Accordingly, the number of pupils will remain, as existing. The development are also not alter or change the access arrangements or existing parking provision within the site.

In view of the above, it is considered that the proposals will not result in any significant highways implications. Therefore, the Highway Authority has no objection to the development proposals.

Signed

Manjinder Sehmi

28 September 2023