

Consultee Comment for planning application 6/2018/2178/FULL

Application Number	6/2018/2178/FULL
Location	Chancellors School, Pine Grove, Brookmans Park, Hatfield, AL9 7BN
Proposal	Erection of building comprising a sports hall and 7no classrooms with associated facilities; 4no hard play sports pitches with perimeter fencing to replace existing; installation of 2no temporary mobile classrooms, and; provision of 33no parking spaces on existing hard play surface
Case Officer	Mr David Elmore
Organisation	North Mymms Parish Council
Name	Sue Chudleigh
Address	Clerk 1a Bushwood Close Welham Green AL9 7YZ
Type of Comment	MajorObjection
Type	
Comments	<p>North Mymms Parish Council has a MAJOR OBJECTION to this application. It must be a Condition that the temporary classrooms be removed before occupation of the new classrooms occur (otherwise they will never go). The design is unimaginative and the materials proposed industrial, which for a Green Belt site show a lack of sympathy from the designers for the natural surroundings. The constant use of 'Grey' in colour schemes will date the building in the short term. The proposed building will be visible to users of The Drive, Ash Close and Golf Course Road. The 'Wow' factor alluded to in the Design and Access Statement will be of no consequence to this assault on the Green Belt which does not meet high quality design as required by NPPF. It is recognised that additional teaching space and sports facilities are needed at the School, however the proposal will have an impact on the openness and character of the area beyond the School boundary. The additional car parking required to accommodate extra staff and the expansion of the pupil numbers is of concern as traffic flow at the junction of Pine Grove, Georges Wood Road and the A1000 are not reflected accurately in the Transport Assessment which states 'Traffic Conditions at Peak Times' (2.2.1) on both Brookmans Avenue/Georges Wood Road and the A1000 is LOW. This is nonsense. The local bus service is poor and the train station some distance away so travel for those coming on these will be precarious. The likelihood is that more car journeys will result from additional numbers and this will impact on the village and main highway. The Assessment does not accurately note the dreadful parking in Pine Grove around the School. A Green Travel Plan as outlined in the Travel Assessment and referencing HCC's Local Transport Plan, is theoretically good but must form a Condition of the Planning Approval. There is scant mention of Sustainability in the Design and Access Statement which causes concern. We mention this because it is an element of the NPPF and the materials chosen are not particularly sustainable because of the manufacturing processes needed to produce them. There is no mention of heating and how this will be achieved - although there is one paragraph under the heading 'Sustainability' which refers to ventilation and insulation, all of which is covered by Building Regulations. Heating a huge void in a sports hall is a serious business and the environmental impact should not be ignored in a major application such as this.</p>
Received Date	18/09/2018 09:56:12
Attachments	