

Item 13 (Pages 411 - 438) - CB/17/03294/FULL – Henlow Middle School, Church Road, Henlow, SG16 6AN

Additional Consultation/Publicity Responses

2 neighbours letters received from Nos 25 and 67 Groveside – concerned about highway and pedestrian safety impact, suggest road improvements.

Comments from CBC Senior Engineer - No objection or comment on this application and are happy for Building Control to manage the surface water drainage details through their application and inspection process.

Additional Comments

Applicant has submitted a response to the Council's Overview & Scrutiny Committee (list of 16 recommendations) – see attached.

Additional comments from agent regarding condition 7 below -

Additional comments from Highways Officer below –

Additional/Amended Conditions/Reasons

Agent comments: Unfortunately, this would actually make the scheme untenable, as the modular unit needs to be used as classroom space by the Academy right up until the point that the new sports hall and classroom block is completed and ready for occupation. Ideally, Condition no 7 would be omitted from any resulting planning permission.

To allow a transition period for the school to move over to the proposed new classrooms it is suggested condition 7 be amended as follows:

The existing modular unit shown omitted on drg no 453.101 Rev A (proposed block plan) shall be demolished and all resultant detritus completely removed from the site within 6 months of the first occupation of the development hereby approved.

Reason: In the interests of the visual amenities of the area and for the avoidance of doubt in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 7, NPPF.

Highway Officer:

Suggest delete Conditions 9 and 10 and replace with the following:

Prior to the development being brought into use measures to improve pedestrian safety will be implemented in the vicinity of the school, these measures to include but not limited to:

- A footway on the south side of Groveside and adjacent to the bowling green, from the Henlow Pavillion car park, to a drop kerb crossing point linking to the existing footway.
- Improved pedestrian facilities linking the Boyd Activity centre to the footway on the south side of Church Road. Pedestrian facilities to include but not limited to additional footways and enhanced crossing facilities.
- Enhanced crossing point at the junction of Groveside and Church Road.

Reason: In the interests of road safety and pedestrian movement.
(Policy DM3 of the Core Strategy and Development Management Policies (2009))

Also please remove the informative relating to the s278 works and Streetworks – first 2 bullet points at no.8

Committee report error

There is an error in the report relating to 'Reason for committee to determine'. This should read as follows:

REASON FOR COMMITTEE TO DETERMINE

Called in by Cllr Wenham

Highways safety grounds - Transport assessment and travel plan inadequate. No consideration of Executive adopted policy from OSC on travel improvements when schools are extended including 20mph zones, completion of safer route to school along Church Rd.

Parking - Transport assessment and travel plan inadequate. Parking considers only incremental impact and should be rebased on current policy (for all staff)

Other - High concern by residents in Groveside about parking and safety at school arrival and pick-up times. 60 signature petition presented to Henlow PC in June 2017.