

AT A MEETING of the REGULATORY COMMITTEE of HAMPSHIRE COUNTY COUNCIL held at Burnham Copse Primary School, Tadley on Friday 26 July 2013

**PRESENT:**

Chairman:

p Councillor R.C. McIntosh

Vice-Chairman:

p Councillor G Hockley

Councillors:

p	C Carter	P	P Latham
p	M Cooper	P	F Pearce
p	J Frankum	P	R Price
a	C Greenwood	P	T Rolt
a	K House	P	D Simpson
p	R Humby	A	J West
a	R Huxstep	A	S Wheale

Substitute Member: Councillor A Joy (Conservative substitute member).

Also in attendance: Councillor W Lovegrove (local member).

***The order of the agenda at this meeting was as follows:  
Items 1-6***

**22. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Greenwood, House, Huxstep, Wheale and J West (Councillor A Joy replaced Councillor West as a substitute member).

It was noted that this was an additional meeting of the Committee called at late notice.

**23. DISCLOSURES OF INTEREST**

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3 Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered

whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

#### **24. MINUTES**

The minutes of the meeting held on 17 July 2013 were agreed as a correct record and signed by the Chairman.

#### **25. CHAIRMAN'S ANNOUNCEMENTS**

No announcements were made by the Chairman on this occasion.

#### **26. DEPUTATIONS**

The Committee were advised that four deputations had been received for this meeting, (in addition to County Councillor Lovegrove) and the deputation process was explained.

#### **27. BURNHAM COPSE PRIMARY SCHOOL, NEWCHURCH ROAD, TADLEY (APPLICATION NO: 13/00762/CC3)**

The Committee considered a report from the Director of Economy, Transport and Environment (Item 6 in the minute book) regarding a proposal to erect a temporary, modular pre-school nursery with an additional school room at Burnham Copse Primary School. The reason for the proposal was to enable the pre-school to relocate from its current position within the main school building, and so release space needed for the increase in pupils starting school in September 2013.

The Committee had deferred this item from its previous meeting held on 17 July 2013, to enable Members to visit the site before determining the application. This was because Members were concerned about the visual and noise effects of the temporary pre-school building on nearby residents; the suitability of alternative locations for the application within the site; the number of trees that would have to be removed; and whether the proposal met the Council's parking standards.

Therefore, immediately before this meeting, the Committee visited the site and the officer presenting highlighted the site and surroundings to members which had also been marked out on site in advance, including those trees which would have to be felled as part of the proposal. Members noted the proposed location of the new temporary building, its relationship with the nearest residential buildings on Bishopwood Road cul-de-sac, the possible location of replacement trees, the access from the cul-de-sac and the potential for alternative locations for the application within the site. The officer also highlighted the location of the existing pre-school within the school and its associated play area and also the proposed alignment of new fencing and gates.

The officer then gave a full presentation on the proposal to the Committee and members of the public and other organisations attending.

The Committee received deputations from Adrian Pearce and Sophie Wills (both local residents), Alison Armstrong (Head of Burnham Copse Primary School) and Peter Colenutt (Childrens Services, Hampshire County Council).

In summary, Adrian Pearce and Sophie Wills stated:

- Their objection to the location of the proposed buildings, close to residential properties. This would worsen the problems of parents' parking on Bishopswood Road cul-de-sac, and there were better locations elsewhere within the school's site.
- Concerns that the temporary building would be on site for longer than the proposed four years and that a letter recently sent from the Parent Governors had indicated that it was a permanent move.
- That the proposed building was for the benefit of a private business on a school site.
- That other neighbours were against the application but were unable to attend this meeting.

Alison Thompson and Peter Colenutt highlighted to the Committee:

- The proposed location offers the best access
- The scheme ensured adequate facilities were in place for the increased demand for places needed for now and in the future
- The scheme would be of a high standard and meet building regulations in relation to acoustics, travel and sound

Councillor Lovegrove spoke as the local Member and in summary stated that although he shared some of the concerns of local residents, the scheme would be beneficial to the community for future generations.

At the previous meeting, the deputation (Adrian Pearce) had highlighted a letter from the Chair of the School's Governing Body, which included the line: "Hampshire County Council has said that this will be a permanent structure, and they have no immediate plans to move the pre-school back within the body of the school." At this meeting, the Committee received a copy of this letter and noted its contents.

In response to Members' questions, it was noted that:

- Emergency services would be given access
- The scheme being asked for approval was for a four-year period
- Additional landscaping could be provided
- The scheme met Planning Policy no 72 of the National Planning Policy Framework

During debate, Members raised concerns regarding the length of time the building would be in situ, felling and replacement trees on the school site and location of the play area. Following discussion, it was then proposed that the building be on site for a period of three years (rather than four), but this was lost on a vote.

At the conclusion of debate, the Committee agreed that the application be approved for the reasons set out in the report, subject to the following amendments to Condition 5 (Construction hours of working) and Condition 6 (landscaping).

**RESOLVED:**

That planning permission be granted to supply, deliver and erect one temporary modular pre-school nursery with an additional school room at Burnham Copse Primary School, Newchurch Road, Tadley RG26 4HN (Application 13/00762/CCS), subject to amendments to Condition 5 (Construction hours of working) and Condition 6 ( landscaping) as follows:

**Hours of Working (Condition 5)**

No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before the 0730 hours nor after 1800 hours Monday to Friday inclusive, before 0800 or after 1300 on Saturday and not at all on Sunday or recognised public holidays.

Reason: To protect the amenities of occupiers of nearby properties.

**Landscaping (Condition 6)**

Within two months from the date of this permission, a scheme of landscaping and landscape maintenance for the site shall be submitted to the Local Planning Authority for approval in writing and thereafter implemented in accordance with such approval within the first available planting season following approval. The scheme shall include:

- i) Planting between the northern elevation of the proposed building and the northern boundary fence (securing this small area as a landscape buffer as opposed to play space);
- ii) A minimum of six 'selected standard' native trees (10-12cm girth ) to replace the six trees being felled as a result of the development to be planted within the site (and/or the main school site where most appropriate)
- iii) Shrub planting within the site

Reason: In the interests of visual amenity and to enhance the landscape character of the area and quality of place.

**Voting:**

In favour: 11

Against: 1

Abstained: 0

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Councillor R McIntosh  
Chairman  
11 September 2013