Hampshire County Council
Director of Economy, Transport & Environment

Applicant: Hampshire County Council

Provision of one Single Modular Temporary Classroom with 2 no. WCs (and an additional 100 square metres of tarmac play area) for a period of 4 years up to 31st August 2015 at Fleet Infant School, Velmead Road, Fleet, Hampshire GU52 7LQ (Application No. 11/00782/HCCRG3)

(Received: 6 April 2011 with additional information received 20 April 2011 and subsequently amended 4 May 2011)

General
See Design and Access Statement submitted with the application. In addition, further information was received on the 20 April explaining the modular building will be craned over the trees. Since the submission and due to comments received from the Ecologist, the proposed tarmac area (as it affects a SINC) has now been withdrawn from the application. (E-mail received 4 May 2011)

Development Plan
Hart District Local Plan (Replacement) 1996-2006 Adopted April 2003 shows the site as existing development (but not annotated as a school), within the Settlement & Inset Map Boundary for Fleet. The relevant Policy is 6.1 (General Policies for Development Control) which the proposed development accords.

Consultations

Hart District Council	No objection.
Church Crookham Parish Council	No objection but comment they would like to see a permanent building on the school site if the need for extra spaces is likely to be a long term requirement.
Highway Authority	No objection subject to condition..
Local County Councillor Radley	Recognises there is a need to provide extra infant school capacity but the extra pupils attending the school are likely to be brought to school by car as there are no cycle routes that join to the school site. Provision should be made for the extra staff who will most likely require car parking spaces in the car park.
HCC Ecology	Considers the temporary classroom unit would not result in any ecological impacts. However, the proposed tarmac playground is within woodland habitat that is designated as SINC and may support protected reptiles or amphibians (ponds are nearby on the school site). This needs to be taken into account in any application for works to remove the habitat. Therefore it is recommended this part of the application is amended to remove the proposed playground until such time a proper study has been carried out.

One e-mail received from a local resident: not objecting but wanting to know if trees were to be removed.

Commentary

The issue of the SINC and the proposed hard surface playground has required that part of the application to be withdrawn which was notified to the Local Planning Authority on 4 May 2011. Once a proper habitat survey has been undertaken, and agreed with the Ecologist, then a separate planning application will be submitted for the additional hard play area.

Regarding the Parish Council's comments, the requirement for the temporary classroom is to accommodate a "bulge" in young pupil numbers who need a place at the school. It is anticipated after a few years this "bulge" would decrease which would negate the need for a permanent extra classroom.

Regarding the County Councillor's comments, there will not be any additional car parking provided. The existing car parking facility outside of the Infant School boundary has sufficient capacity to accommodate two more staff. Staff car parking for the nearby Junior School is contained within the Junior School site.

In response to the local resident's request, the temporary classroom building will be craned over the small trees and therefore no trees would be removed: the resident has been advised of this and therefore is happy with it.

Planning permission is recommended only for the temporary classroom.

Recommendation

That permission be granted subject to the following reason for approval and conditions:

Reason for Approval

1. It is considered that the proposal would be in accordance with the development plan (summary attached) particularly Policy 6.1 (General Policies for Development Control) and would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety.

Conditions

Time Limits

1. The temporary building hereby permitted shall be sited for a limited period only, expiring on 31 August 2015 or when the education use ceases whichever is the sooner. At the end of this period the building shall be removed and the land reinstated to its former condition as soon as possible.

   Reason: It is considered the temporary building is not a suitable structure for permanent retention.

Protection of trees from damage

2. Before any works are commenced on site, measures shall be taken to protect from damage those trees on the site which are to be retained. Such measures shall be maintained for the duration of the building contract works.

Reason: In the interest of preserving the natural features of the site.

Hours of Working

3. There shall be no access to the development site by any traffic associated with the construction (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0845 and 0910; and in the afternoon between 1500 and 1530 on normal school days.

Reason: In the interests of public safety and, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

4. 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 0800 hours or after 1800 hours Monday to Friday inclusive, before 0800 hours or after 1700 hours on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

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

Deletion of proposed tarmac playcourt

5. Notwithstanding the submitted application for the single temporary classroom unit and additional 100 square metres of tarmac play area, only the temporary classroom unit is hereby approved. The proposed tarmac area is not approved as it affects a SINC (Site of Importance for Nature Conservation) and therefore has been withdrawn from this application.

Reason: Insufficient information has been supplied regarding the effect the proposed tarmac area would have on the SINC.

Case Officer …….. **Date**……
Martin Leeds

Authorised on behalf of the Director of the Economy, Transport & Environment

……..…….. **Richard Read** **Date**…….

Annexe to Reason for Conditions
(as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

HART DISTRICT LOCAL PLAN (REPLACEMENT) 1996-2006 (ADOPTED APRIL 2003)

Policy 6.1 (General Policies for Development Control)
GEN 1 Proposals for development which accord with other proposals of this plan will be permitted where they *(inter-alia)* :

i) Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density;

ii) Avoid any material loss of amenity to existing and adjoining residential …..uses by virtue of noise, disturbance, traffic generation;

iii) Where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;

iv) Do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties or highway safety.