

**Hampshire County Council
Director of Economy, Transport & Environment**

Applicant: Hampshire County Council

Supply Deliver and erect one double modular temporary classroom to provide two extra general teaching spaces at Manor County Infant School, Fernhill Road, Cove, Farnborough, Hampshire GU14 9DX (No. 12/00243/HCC)

(Received: 22 March 2012)

General

The classroom is needed to provide accommodation for an increase in pupil admission numbers expected in September 2012. A temporary time period of four years has been requested.

Development Plan

The relevant development plan document is the Rushmoor Borough Council Core Strategy (adopted October 2011). The appropriate policies for consideration are CP2 (Design and Heritage), Policy CP10 (Infrastructure Provision) and paragraph 72 of the National Planning Policy Framework (Published 27 March 2012).

Consultations

Councillor Leversha has been consulted but not responded.

Rushmoor Borough Council has no objection subject to conditions and a transport contribution.

Natural England comment that "This application is in close proximity to Castle Bottom to Yateley and Hawley Commons Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England raises no objection to the proposal being carried out according to the terms and conditions of the application and submitted plans on account of the impact on designated sites."

The **Environment Agency** has no objection.

Blackbushe Airport has been consulted but not responded.

The **Highway Authority** has no objection subject to conditions.

Defence Infrastructure Organisation has no objection.

TAG Aviation UK Ltd has been consulted but not responded.

Commentary

Rushmoor Borough Council and the Highways Authority comments are noted, however, the classroom is only requested for a temporary period and there have been no objections received by local residents on highway safety or amenity grounds. It is expected that in the event of any traffic concerns arising from this development, these will be dealt with appropriately on site by the school and it is recommended that the school update their travel plan in order to review and manage the possible new

journeys associated with an increase in pupil numbers. With regard to the requested highway contribution, this is not felt to be appropriate as the educational needs of the pupils need to be met within a county context and are a local community service issue.

In addition, the school places are needed but there is no teaching space within the context of the main building and this is a key consideration when considering the merits of this application.

Overall, it is considered that there are no significant environmental or amenity impacts associated with this application and the teaching spaces are necessary to meet the educational needs of the local community. Therefore, temporary planning permission subject to conditions is recommended.

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 Rushmoor Core Strategy (adopted October 2011) (summary attached) as it would not materially harm the character of the area or the amenity of local residents in accordance with Policy CP2 (Design and Heritage). It will supply essential educational provision as required by Policy CP10 (Infrastructure Provision) and paragraph 72 of the National Planning Policy Framework (Published 27 March 2012).

Condition

Time Limits

1. The development hereby permitted shall be for a limited period only, expiring on 31 August 2016 or when the education use ceases, whichever is the sooner. At the expiration of this period the building shall be removed and the land reinstated to its former condition as soon as possible.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to secure the visual amenity of the locality, as the building is not considered suitable for permanent retention.

Case Officer
Katherine Snell

Date...24/05/2012.....

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

.....
Richard Read

Date.....24/05/2012.....

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

National Planning Policy Framework (Published 27 March 2012)

8. Promoting healthy communities

72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

Rushmoor Borough Council Core Strategy (2011)

Policy CP2 – Design and Heritage

Development proposals will be permitted provided that they:

- a) Include high quality design that respects the character and appearance of the local area;
- b) Protect and enhance the Borough's heritage assets, including its military and aviation history, with particular protection to be given to nationally designated sites;
- c) Provide safe and secure communities through, for example, compliance with Secured by Design;
- d) Do not result in any demonstrable harm to amenity;
- e) Provide accessible and attractive pedestrian and cycle routes to ensure permeability across the site and with surrounding areas;
- f) Are designed in an inclusive way to be accessible to all, and for residential development to meet the Government's targets for Lifetime Homes;
- g) Maximise the opportunities for a mix of uses;
- h) Respect the amenity and biodiversity value of urban greenspace;
- i) Provide high quality usable open spaces and public realm;
- j) Use design, layout, building orientation, massing and landscaping to reduce energy and water use and minimise the Urban Heat Island Effect;
- k) Provide opportunities for greening the environment;
- l) Meet the CABI Building for Life Assessment for residential developments;
- m) Have regard to the Rushmoor Landscape Assessment and are consistent with more detailed design guidance that may be developed as part of the Rushmoor Plan.

Policy CP10 - Infrastructure Provision

The Council will work with partners to ensure that infrastructure and community facilities, including those set out in the Rushmoor Infrastructure Plan, are provided in a timely and sustainable manner.

Development will be permitted provided that the following criteria are met:

- a. Development includes the provision of, or meets the reasonable costs of providing, necessary community facilities, open space, transport infrastructure and other infrastructure requirements to address the needs arising from the proposal;
- b. New facilities and infrastructure are located and designed so that they are accessible and compatible with the character and needs of the local community;
- c. It can be demonstrated that opportunities for the dual use of community and recreational facilities have been explored;
- d. The phasing and delivery of infrastructure has been agreed by the Council in partnership with relevant partners;
- e. The proposals are consistent with the Rushmoor Infrastructure Plan;
- f. There is no loss or reduction in capacity of existing infrastructure, including community facilities.

These will be protected unless:

- (i) It can be proven that there is no longer term need for the facility, either for its original purpose or for another facility that meets the need of the community; or
- (ii) It is to be re-provided elsewhere to the satisfaction of the Council.

The financial viability of developments will be considered when determining the extent and priority of developer contributions.