

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

Applicant: Hampshire County Council

Continued siting for play school temporary modular building on site for a further four years at Oakwood School, Church Lane, Hartley Wintney, Hook RG27 8DY (No. I2/00604/HCCRG3)

(Received: 9 March 2012)

General

The proposal is for the continued siting of a single storey modular building at Oakwood School, Hook for a further four years

Development Plan

Hart District Local Plan (Replacement) 1996-2006 shows this site to be within an existing school in the defined built-up area of Hartley Wintney. This proposal accords with GEN 1 (General Policy for Development and Change of Use) URB20 (Social Infrastructure and Services).

Consultations

Councillor Simpson	Has been informed of the proposal.
Highway Authority	No Objections.
Hartley Wintney Parish Council	No Objections.
Hart District Council	No Objections.

Commentary

Planning permission was granted in 2007 for the replacement of the existing H.O.R.S.A temporary building with the current modular building. A new ramped access from the rear footpath was also installed under this previous consent. The new building sits within the footprint of the previous H.O.R. S.A building and is located to the rear of the school field. This proposal seeks to retain the temporary modular building for a further four year period to facilitate additional teaching spaces not currently available within the main school building. Therefore, there is no proposed additional pupil increase as part of this proposal.

As the temporary building is already on site no issues relating to the construction of the building or associated traffic movements is anticipated. Furthermore, there no issues have arisen since permission was initially granted in 2007 and therefore temporary planning permission for the retention of the building for a further four years is recommended.

Recommendation

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

Reasons for Approval

- 1. It is considered that the proposal would be in accordance with the development plan (summary attached) 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 and convenience.

Conditions

Time Limits

- 1. The development hereby permitted shall be for a limited period only, expiring on 31st August 2016 or when the education use ceases, whichever is the sooner. At the expiration of this period the new nursery building (as identified by on Drawing No. 20940/TC/07/01 Rev B) 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
Fay Eames

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

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

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Richard Read

Date...25/05/2012.....

Annexe to Reasons 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

General Policies for Development Control

General Policy for Development and Change of Use

GEN 1

Proposals for development which accord with other proposals of this plan will be permitted where they:

- 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, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation;
- iii cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities;
- iv do not constitute ribbon or sporadic development, unrelated to existing patterns of settlement within the District;
- v include provision for the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources;
- vi where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;
- vii have adequate arrangements on site for access, servicing or the parking of vehicles;
- viii do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;
- ix do not create the need for highway improvements which would be detrimental to the character and setting of roads within the conservation areas or rural lanes in the District;

- x do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads;
- xi include provision for any necessary improvements to infrastructure and utilities resulting from the development;
- xii take account of the proximity of overhead cables and power lines;
- xiii avoid the installation of lighting, which is visually damaging to the character of the area.

The Urban Economy and Rural Centres

Social Infrastructure and Services

URB20

Proposals which retain or provide new local shops, schools, post offices, medical facilities and other community based services will be permitted provided that other policies and development control criteria are satisfied.