Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property Services
Three Minsters House
76 High St
Winchester
Hampshire
SO23 8UL

Application No: **12/00777/HCCRG3**

HCC Ref: HRE035

For: Hampshire County Council

Date of Application: 5 April 2012

Hampshire County Council, as Local Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 18 conditions:

Development: **Construction of a single storey 3 form entry infant school with associated car parking and external works**

Site address: **Tweseldown Infant School, Part of Former Elizabeth Barracks, Sandy Lane, Church Crookham, Hampshire GU13 OBF**

Plans and particulars: **P09618-A.070, P09618-A.001revA, P09618-A.003rev#, P09618-A.010, P09618-A.020revA, P09618-A.021revA, P09618-A.025, P09618-A.030revA, P09618-A.031, P09618-A.040, P09618-A.041, P09618-A.042, P09618-A.043, P09618-A.050, P09618-A.051, P09618-A.060**

Reason for Approval

There are no objections to the proposal and it is considered that the proposal would be in accordance with the development plan (summary attached) as it is within a planned area of large-scale development (DEV2). The design, appearance and proposed materials are considered appropriate (GEN4), the proposed landscaping will ensure the development fits with the landscape character of the area (CON8), will contribute to the adjacent local designation (CON3) and will ensure promotion of ecological value around the site (CON5). The proposed mitigation measures ensures the proposal is acceptable when considering archaeological potential (CON11). The proposal is considered acceptable in terms of highways safety and convenience (T5 and T15). The proposal will not cause a material loss in amenity (GEN6), and will not adversely affect the surface or ground water (GEN8), and through the design incorporating appropriate sustainability features the energy loss and consumption will be minimal (NRM11).

All enquiries should be referred to the Economy, Transport & Environment Department, The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

RICHARD READ

on behalf of
Director of Economy, Transport & Environment
22 June 2012

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Planning Conditions

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

Hours of Working

2. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, shall take place before the hours of 0730 nor after 1800 on Mondays to Fridays, before the hours of 0800 nor after 1300 on Saturdays, and not at all on Sundays and public holidays.

   Reason: To protect the amenities of the occupiers of nearby properties during the construction period and to comply with saved policy GEN1 of the Hart District Local Plan.

Highways

3. A Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in writing before development commences. This should include; lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced.

   Reason: In the interests of highway safety and to comply with saved policies GEN1, T5, T15 and DEV2 of the Hart District Local Plan.

4. No lorries shall enter or leave the application site, except between the hours of 09.15 and 15.00 hours Mondays to Fridays and between 08.00 and 13.00 on Saturdays. No work shall take place at the site on Sundays or recognised public holidays.

   Reason: To avoid conflict in vehicle movements during the school opening and closing times and to comply with saved policy GEN1 of the Hart District Local Plan.

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5. Within three months from the commencement of use of the new school a Travel Plan is to be produced in writing and agreed by the Local Planning Authority. The agreed Travel Plan is to be implemented thereafter.

   Reason: In the interests of highway safety and promoting sustainable travel can comply with the NPPF.

6. The building hereby permitted shall not be occupied until a vehicular and pedestrian route, completed to base course level, is available between the building and the public highway, and until the vehicle and cycle parking spaces serving the development have been constructed and surfaced. The spaces shall not thereafter be used for any other purpose other than the parking of vehicles and cycles.

   Reason: In order to ensure satisfactory access to the development and to comply with saved policy GEN1 of the Hart District Local Plan.

7. Detailed plans of the provision to be made for on-site cycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The approved details shall be provided before the use hereby permitted is occupied and thereafter retained for their intended purpose.

   Reason: To encourage sustainable travel

8. Plans P09618-A.020revA, P09618-A.021revA, P09618-A.030revA, P09618-A.031, STH12204-001revA and STH12204-002revA must be amended to show the location of 22 staff car parking spaces, including 2 disabled car parking spaces on the School site. The amended plans should be submitted to the Local Planning Authority for consideration and written approval prior to the commencement of the development. The development shall be carried out in accordance with the approved plans.

   Reason: To ensure there is sufficient staff car parking provided on the School site.

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Planning Conditions

Materials

9. No development shall take place until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities to comply with GEN4 of the Hart District Local Plan.

Landscaping

10. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the details approved. Any plants or trees which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

    The scheme should include:
    (i) full details of soft landscape works including planting plans; written specifications; schedules of plants, noting species, plant size and proposed numbers/densities;
    (ii) full details of hard landscape works including include, as appropriate, proposed finished levels and/or contours, external surfaces (hard surfacing materials), means of enclosure of un-built open areas, car parking layouts, other vehicle and pedestrian access and circulation areas, and artefacts and structures (e.g. furniture, refuse or other storage units, signage, lighting, external services, manholes etc);
    (iii) a landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas.

    Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN1 of the Hart District Local Plan.

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11. No development shall take place until a scheme for the provision and management of a buffer zone alongside the ditches shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme.

    Reason: Development that encroaches on ditches and ponds has a potentially severe impact on their ecological value. This is contrary to government policy in the NPPF and to the UK Biodiversity Action Plan. Land alongside ditches is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between the suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change. To comply with saved policy CON5 of the Hart Local Plan.

Drainage

12. No development shall take place until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

    Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community and to comply with saved policies GEN1 and GEN6 or the Hart District Local Plan.

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Planning Conditions

13. No development shall take place until a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

    The scheme shall also include:

    (i) details of SuDS matching those mentioned in the submitted Flood Risk Assessment. An assessment as to what types of SuDS are appropriate and justification for the extent of their use;
    (ii) demonstration that the development is able to operate without increasing flood risk;
    (iii) demonstration that the 1 in 100 year plus allowance for climate change storm event can be managed within the phase;
    (iv) details of how the scheme shall be maintained and managed after completion.

    Reason: To prevent the increased risk of flooding and ensure future maintenance of the individual phases and to comply with saved policies GEN1 and GEN6 of the Hart District Local Plan.

14. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level. No soakaway shall be constructed in contaminated ground.

    Reason: To prevent the pollution of groundwater and to comply with saved policies GEN8 of the Hart District Local Plan.

Nature Conservation

15. All works to trees shall proceed in accordance with the Ecological Assessment (Biodiversity Enhancement Strategy For Phase 1, Ecology Solutions Ltd, November 2011) approved under planning permission 11/00001/MAJOR.

    Reason: To avoid impacts on bats and comply with saved policy CON5 of the Hart District Local Plan.

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16. The temporary tree protection fencing shall be erected in the location detailed on plan P09618-A030RevA and remain in place for the construction period of the permitted development.

    Reason: To avoid an impact on the belt of established trees throughout the construction period.

Archaeology

17. No work shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written specification that has been submitted to and approved by the Local Planning Authority.

    Reason: To avoid impacts on archaeological deposits and comply with saved policy CON11.

Land Contamination

18. Monitoring of CO2 levels on the development site shall be undertaken and if elevated CO2 levels are recorded gas protection measures should be implemented. Details of the on site monitoring and potential gas protection measures should be submitted to the Local Planning Authority for consideration and written approval.

    Reason: To ensure there is no potential environmental contamination from the construction.

Notes to Applicant

1. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.