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: **12/02659/HCS**

HCC Ref: WRE006

For: Hampshire County Council

Date of Application: 18 December 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: **Expand the existing secondary school with a 420 place two form entry Primary school, making an 'All Through' education provision, proposals include the reprovision of a 55 place nursery unit which is to be retained on site, additional car parking and landscaping, part demolition of an existing boarding house and annexed nursery unit is required to facilitate the proposal**

Site address: **The Westgate School and Rotherly House, Cheriton Road, Winchester, Hampshire SO22 5AZ**

Plans and particulars: **P09788-A.001, P09788-A.010RevA, P09788-A.020RevD, P09788-A.021RevC, P09788-A.025RevA, P09788-A.032RevB, P09788-A.033RevA, P09788-A.035, P09788-A.040RevA, P09788-A.041RevB, P09788-A.042RevA, P09788-A.043RevA, P09788-A.044RevA, P09788-A.045RevB, P09788-A.046RevA, P09788-A.047RevB, P09788-A.050RevA, P09788-A.051RevA, P09788-A.052, P09788-A.060RevA, P09788-A.070, P09788-A.071, P09788-701RevB, P09788-702RevB, P09788-703RevB, P09788-704RevB, P09788-705RevB**

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

Director of Economy, Transport & Environment
13 June 2013

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Reasons for Approval

It is considered that subject to the additional highways improvements being completed, the proposal is acceptable in terms of highway safety and convenience and it is in a sustainable location to minimise travel by car (policy CP10 of Winchester District Local Plan Part 1 – Joint Core Strategy (Adopted 2013) and saved policy T.3 of The Winchester District Local Plan Review (Adopted 2006). The proposal will not interfere with the safety, function or character of the local road network (saved policy T.2). The on-site car parking provision is greater than the adopted standards (Hampshire County Council staff parking strategy) it is appropriate for the development (saved policy T.4).

The design, appearance and proposed materials are in keeping with the site context (policy CP14 and saved policy DP.3) as the proposed soft and hard landscaping will ensure the development fits with the landscape character of the area and it will not cause any loss of amenity (policy CP13 and saved policy DP.4).

The development will appropriately mitigate against any impact to the bats within the site (policy CP16), not result in any increased flood risk (policy CP17) and protect any archaeological interests (policy CP20 and saved policy HE.1).

The development would meet the immediate needs of the local community by providing a sufficient choice of school places as required by paragraph 72 of the National Planning Policy Framework (Published 27 March 2012), and policy CP6 (Local Services and Facilities).

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Plans and Particulars

1. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

   Reason: To ensure that the development is carried out in accordance with the approved details.

Time Limits

2. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

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

Hours of Working

3. There shall be no access to the development site by any traffic associated with the construction/demolition (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0915; and in the afternoon between 1515 and 1545.

   Reason: In the interests of public safety, 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 the 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised public holidays.

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

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Materials

5. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority in writing before the development commences.

   Reason: In the interests of visual amenity and to secure a satisfactory development.

Highways

6. A Construction Traffic Management Plan, including 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 shall be submitted to and approved by the Local Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development is commenced.

   Reason: In the interests of highway safety.

7. Highway works at Chilbolton Avenue to provide a drop off/pick up point and the improvements to the footpath via Green Lane to connect Chilbolton Avenue with Western and Westgate schools, shall be completed to the written satisfaction of the Local Planning Authority before occupation of the new primary school and nursery at Westgate school.

   Reason: In the interests of highway amenity for residents of the local highway network.

8. The development hereby approved shall not be occupied until the School Travel Plan has been updated and includes arrangements for the management of the school parking areas. The approved School Travel Plan shall be implemented thereafter.

   Reason: In the interests of highway safety.

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9. An agreement to stagger the hours of the schools (inclusive of the nursery) within the Westgate site and Western Primary shall be submitted to and approved by the Local Planning Authority in writing before development is occupied.

   Reason: In the interests of highway safety.

10. The car park accessed from Cheriton Road shall not be used for any vehicles larger than 4.710 m in length, unless the appropriate highway information (i.e. swept path analysis) has been submitted to the Local Planning Authority and approved in writing.

    Reason: In the interests of highway safety.

11. No development hereby permitted shall be occupied until full details of the on-site provision to be made for the parking of cycles and scooters has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the school and thereafter retained in good condition for their intended purpose.

    Reason: In the interests of highway safety.

Landscaping

12. Within three months of the date of this permission a detailed scheme of landscaping for the site shall be submitted to the Local Planning Authority for approval in writing. The scheme shall specify the types, size and species of all trees and shrubs to be planted; details of all trees to be retained; and details of fencing/enclosure of the site, phasing and timescales for carrying out the works, and provision for future maintenance. Any trees or shrubs 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. The scheme shall be implemented as approved.

    Reason: In the interests of visual amenity.

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13. Within three months of the date of this permission a detailed scheme of all the hard and soft landscaped areas, including the proposed car parks, for the site shall be submitted to the Local Planning Authority for approval in writing. The scheme shall be implemented as approved.

    Reason: In the interest of visual amenity.

14. The trees and/or hedges to be retained shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

    Reason: To ensure the enhancement of the development by the retention of natural features.

Nature Conservation

15. Development shall proceed in accordance with the method of site clearance with respect to reptiles as set out in the 'Recommendations' section of the RPS, 6th December 2012 letter detailing the findings of the Ecological Walkover Survey.

    Reason: To avoid killing or injury of reptiles in accordance with the Wildlife and Countryside Act 1981 (as amended).

16. Prior to commencement, a detailed botanical survey and impact assessment of the application site shall be carried out, and a report of the survey including details of any recommended mitigation measures with respect to botanical interest shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any approved mitigation measures.

    Reason: To conserve and enhance the botanical interest of the site in accordance with the Natural Environment and Rural Communities Act 2006.

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Archaeology

18. Prior to commencement, a programme of archaeological work in accordance with a written scheme of investigation shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented as approved.

    Reason: In the interests of archaeology.

Advice Note

1. Disturbance of nesting birds is a criminal act under the Wildlife and Countryside Act 1981, so it is recommended that no tree or shrub clearance should be carried out in the bird nesting season (March to August).

2. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

3. 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.