Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: HCC Property services, Architect Team 1
Three Minsters House
76 High Street
Winchester
Hampshire
SO23 8UL

Application No: **12/02686/HCS**

HCC Ref: WRE058

For: Hampshire County Council

Date of Application: 17 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: **Construction of a Temporary Primary School to provide places for up to 210 pupils**

Site address: **Plot of Land off Lady Betty's Drive, Whiteley**

Plans and particulars: **P8853-01, P8853-02, P8853-03RevB, P8853-04RevB, P8853-05RevB, P8853-06RevC, P8853-10, P8853-50, P8853-51, EC/RJ509894/001, EC/RJ509/002RevA, 001, EC/RJ509894/004, JMP memo dated 19 February 2013, Ecological Email addendum (Liam Presley, 20 February 2013), Arboriculture Method Statement dated August 2011, Section 2.4 of Planning Application Design Statement**

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
14 March 2013

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Reason for Approval

It is considered that whilst the proposal is not in accordance with land use saved policy S.12 a temporary permission would not prejudice the long term aspiration for housing on the site. The development would meet the immediate needs of the local community by providing a sufficient choice of school places (saved policy SF.6 and para 72 of the NPPF). The design, appearance and proposed materials are considered for a temporary period of time only (saved policy DP.3), the retention of the boundary planting and the proposed landscaping will ensure the development fits with the landscape character of the area and will not cause any loss in amenity (saved policies DP.4 and DP.5). The development will appropriately mitigate against any impact to the ecological value surrounding the site (saved policy CE.10). The proposal is acceptable in terms of highway safety and convenience (saved policy T.1 and T.3). The proposal will not interfere with the safety, function or character of the local road network (saved policy T.2). Whilst the on-site car parking provision is greater than saved policy T.4 it is in line with the emerging Hampshire County Council staff parking strategy.

Timescale

1. The development hereby permitted shall be for a limited period only, expiring on 31 August 2020 or when the education use ceases, whichever is the sooner. At the expiration of this period the buildings, car parking and hard court play areas 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.

Plans and Particulars

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

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

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Hours of Working

3. No working relating to the construction of the development hereby approved including works of demolition or preparation prior to operations, shall take place other than between the hours of 0800 and 1800 Monday to Friday and 0800 to 1300 hours Saturday. There shall be no working at all on Sundays or public holidays.

   Reason: To reduce the impact of the construction of the site to occupiers of nearby housing.

Highways

4. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details on provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

   Reason: In the interests of highway safety.

5. Prior to the commencement of development detailed plans of the provision to be made for on-site cycle and scooter parking shall be submitted to and approved in writing by the Local Planning Authority. The approved documents shall be provided before occupation of the development and thereafter retained in good condition and for their intended use.

   Reason: To encourage sustainable travel to meet the aims of saved policy T.1 of the Winchester District Local Plan Review (2006).

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6. Details of the pedestrian access onto Gibson Close shall be submitted to the Local Planning Authority for approval prior to the occupation of the development. The pedestrian access shall then be constructed in accordance with the approved details by 31 October 2013.

   Reason: In the interests of highway safety to meet the aims of saved policy T.1 of the Winchester District Local Plan Review (2006) and in the interest of nature conservation.

7. Within three months of occupation a car park management plan shall be submitted to the Local Planning Authority for approval. The management plan shall comprise of:

   (a) details on how the parent pick up and drop off car park will be managed; and
   (b) details on how the use of the parent pick up and drop off car park and on street parking will be monitored and to inform the construction of the overflow car park.

   The management plan shall be implemented in accordance with the approved details.

   Reason: In the interests of highway safety.

8. The development hereby approved shall not be occupied until the submitted School Travel Plan has been updated to include arrangements for the management of Gibson Close pedestrian access point. The approved Travel Plan shall be implemented thereafter.

   Reason: In the interests of highway safety to meet the aims of saved policy T.1 of the Winchester District Local Plan Review (2006).

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Materials and Finishes

9. Prior to the commencement of development samples or details of the materials to be used in the construction of all the buildings external surfaces shall be submitted and approved by the Local Planning Authority. Development shall be carried out and remain in accordance with the approved details.

   Reason: To ensure the development has a satisfactory appearance in the interest of visual amenities in accordance with the Winchester District Local Plan Review (2006) saved policy DP.3.

Landscaping

10. Prior to the commencement of development 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.

    The scheme should include:

    (a) full details of soft and hard landscape works including planting plans; written specifications; schedules of plants; noting species; plant size and proposed numbers/densities;
    (b) a landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas.

    Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with the Winchester District Local Plan Review (2006) saved policies DP.4 and DP.5.

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Ecology

11. Prior to the commencement of development, a detailed reptile mitigation strategy, based on the measures and principles set out in the email addendum (Liam Presley, 20 February 2013) shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the approved strategy shall be implemented as approved.

    Reason: To ensure impacts to reptiles are mitigated in accordance with saved policy CE.10 of the Winchester District Local Plan Review (2006).

12. Prior to the commencement of development, a scheme of lighting (during construction and the operational life of the development), in line with the outline measures set out in section 2.4 of Planning Application: Design Statement and designed to minimise impacts on wildlife, particularly the boundary vegetation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented as approved.

    Reason: In order to minimise impacts of lighting on the ecological interest of the site in accordance with saved policy CE.10 of the Winchester District Local Plan Review (2006).

Archaeology

13. No development shall commence on site 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: In the interests of archaeology.

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Noise

14. Prior to development commencing an updated acoustic assessment based on site specific monitoring data should be submitted to the Local Planning Authority for approval.

    Reason: In the interest of ensuring the noise levels are appropriate for the proposed teaching environment.

15. Prior to development commencing detailed construction plans demonstrating how the required acoustic measures will be implemented on site taking into consideration any limitations associated with the use of temporary prefabricated structures shall be submitted to the Local Planning Authority for approval. Thereafter the approved details shall be implemented as approved.

    Reason: In the interest of ensuring the noise levels are appropriate for the proposed teaching environment.

16. Prior to first occupation validation noise monitoring shall be undertaken to demonstrate that the required noise levels have been met. These results shall be submitted to the Local Planning Authority for approval.

    Reason: In the interest of ensuring the noise levels are appropriate for the proposed teaching environment.

Arboriculture

17. All works on site shall be carried out in accordance with the Arboricultural Method Statement dated August 2011.

    Reason: To ensure the protection of the existing tree belt thereby retaining the natural features in accordance with saved policy DP.4 of the Winchester District Local Plan Review (2006).

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18. The trees to be retained shall be protected in strict compliance with BS5837:2012 – Trees in Relation to design, demolition and construction during building operations.

    Reason: To ensure the protection of the existing tree belt thereby retaining the natural features in accordance with saved policy DP.4 of the Winchester District Local Plan Review (2006).

Advice Note

1. In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority have worked with the agent in a positive and proactive manner. Pre-application discussions were undertaken with the applicant where guidance was provided on planning policy and the key planning issues with clear advice being given on the survey work and level of information required alongside the planning application. All statutory consultation responses were given to the agent in a timely manner thereby providing the agent with the opportunity to see and ability to address the issues raised.

2. 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.