Hampshire County Council
Director of Economy, Transport & Environment

Applicant: Hampshire County Council

Supply Deliver and erect two modular constructed bays to match the existing building on site to provide extra space to increase the number of pre-school child places in the area at Rowner County Infant School, Copse Lane, Rowner, Gosport, Hampshire PO13 0DH (Application No. 13/00060/HCC3)

(Received: 4 February 2013)

General

Permission is sought for the erection of two modular constructed bays to match the existing building on site to provide extra space to increase the number of pre-school places to 42 children.

Development Plan

Gosport Borough Local Plan Review (2006) policies R/DP1, R/CF1, R/OS4, R/ENV10, R/T2 and R/T11

Consultations

Councillor Geddes	No objection
Gosport Borough Council	No objection
Highway Authority	No objection

Commentary

Steady Steps pre-school is in an area of high deprivation in the Bridgemary area of Gosport and the need to continue to provide pre-school facilities is essential. It is proposed to extend the playgroup by two 3m bays/modules to provide extra facilities for the growing intake of children and providing space for an extra 14 children.

Steady Steps is on a separate site to the adjacent Junior School but shares the same plot of land. The users of the extra classrooms will access Copse Lane using the same access as the nearby Infant school, although this is through a separate gate and not the same access used by the users of the Junior school. Although parking at the pre-school is limited, the applicant has confirmed that users of Steady Steps are able to use the parking available at the Junior School if needed. However, many of the children live locally and walk to the pre-school with their parents. In the worst case scenario, the proposal will result in the addition of 28 trips on the highway. Considering the proximity of the Junior school and Infant school in the area, this increase is not considered to be unacceptable.

The works are scheduled to take place in the Easter holidays and as such it is not anticipated that there will be any conflict between construction works and vehicles and parents dropping off/collecting their children.

Some trees (dog rose) and shrubs to the north of the site are to be trimmed to provide access around the building, however this is not anticipated to result in any significant landscape amenity impacts.

There are no significant adverse amenity or environmental affects associated with the proposal, therefore planning permission is recommended.

Recommendation

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

Reasons for Approval

1. It is considered that the proposal would be in accordance with the Gosport Borough Local Plan Review (2006) policies R/DP1, R/CF1, R/OS4, R/ENV10, R/T2 and R/T11 (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 temporary building hereby permitted shall be sited for a limited period only, expiring on 31 August 2017 or when the use hereby ceases, whichever is the sooner. At the end 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.

Hours of Working

2. 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.

3. During school term time, 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 0820 and 0920; and in the afternoon between 1450 and 1550 Monday to Thursday and in the morning between 0820 and 0920 and in the afternoon between 1120 and 1220 on Fridays.

   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.

Plans and Particulars

4. 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.

Highways

5. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved by the Local Planning Authority in writing, detailing preventative measures to avoid mud and spoil entering the highway, contractor parking location and amount, the provision of a vehicle turning area to allow vehicles to exit the site in forward gear and routing of vehicles to minimise local resident's disruption.

Reason: In the interests of highway safety

Materials

6. The external materials to be used shall match as closely as possible in type, colour and texture to those on the existing building.

Reason: To secure a satisfactory development.

Notes to Applicant

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner 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.

Case Officer ……..
Fay Eames

Date……28/03/2013……

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

……P Chadwick……

Date…28/03/2013…….

Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

Gosport Local Plan Review (2006)

Policy R/DP1

Development proposals will be permitted within the urban area, as defined on the Proposals Map, provided that:
i. the scheme does not cause significant harm to the character of the surrounding area in terms of scale, setting, design, layout, materials, landscaping and the retention of important views;
ii. significant harm is not caused to the historic environment and buildings of national and local importance, nature conservation interests and important landscape features;
iii. where proposals are submitted either on or near to a site that is either known to be, or may be contaminated, the nature and extent of any such contamination has been determined and if appropriate the necessary remediation measures have been identified and agreed;
iv. there is no significant loss of amenity, which could include issues such as traffic generation, noise, vibration, smell or pollution;
v. any new scheme does not prevent the ability in appropriate circumstances to obtaining the proper comprehensive development of adjoining land;
vi. appropriate infrastructure, safe access and parking arrangements can be provided or are available to the site;
vii. any layout is designed to reduce the potential for criminal activity and anti-social behaviour; and
viii. it has been demonstrated that the risk of flooding both to the proposed development and arising from the development has been appropriately considered and that the proposal incorporates relevant on-site and off-site flood prevention measures as appropriate.

Policy R/CF1

Development proposals for new or the improvement of existing community and health facilities will be permitted provided that:
i. they are appropriately located in relation to the residential area they are intended to serve; and
ii. wherever possible they are located within or adjoining the defined shopping centres shown on the Proposals Map.

Policy R/OS4

Development proposals will not be permitted on existing open space (including

outdoor sports facilities, play spaces and informal open space), except where:
i. the redevelopment of a small part of the site for recreation and/or community facilities would retain and enhance the existing facilities; or
ii. alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility.

Policy R/ENV10

Development proposals which are noise-sensitive will not be permitted if the users would be adversely affected by noise from existing or proposed noise-generating uses. Development proposals which are noise-generating will not be permitted if they would be liable to increase adversely the noise experienced by the users of existing or proposed neighbouring noise-sensitive development.

Policy R/T2

Development proposals that are likely to generate significant levels of travel demand will be permitted provided that:
i. the site is located where convenient public transport services exist or there is clear potential for the development to be well served by public transport;
ii. it is, or can be made, accessible to pedestrians and cyclists;
iii. any new or improved road access and the traffic generated would not have any unacceptable environmental implications nor interfere with the safety, function and capacity of the road network; and
iv. a travel plan is provided in support of a planning application where appropriate in relation to the number of employees and type of business.
Transport assessments and travel plans must be submitted alongside planning applications for development proposals which are likely to have significant transport implications in order to optimise the use of alternative forms of transport. The transport assessments and travel plans should be produced in conjunction with the County Council as transport authority.
Transport proposals associated with new development will need to take full account of nature conservation interests and opportunities to enhance biodiversity .

Policy R/T11

Development proposals will be permitted provided that:
i. provision is made for parking for cars, motorcycles and bicycles;
ii. access and parking for people with disabilities in accordance with the relevant standards is included; and
iii. sufficient visibility, access and manoeuvring space is provided for the safe and convenient use of parking spaces.