Hampshire County Council

# Town and Country Planning Act 1990

# Town and Country Planning General Regulations 1992

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To: Property Services
76 high street
Winchester
Hants
SO23 7HU

Application No: **13/00790/HCS**

HCC Ref: WRE048

For: Hampshire County Council - Children's Services Department

Date of Application: 5 April 2013

**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 11 conditions:

| | |
|---|---|
| Development: | **Four classroom extension, landscaping and formalisation of car parking to replace existing temporary teaching accommodation** |
| Site address: | **Weeke Cp School, Stoney Lane, Winchester, Hampshire SO22 6DR** |
| Plans and particulars: | **P09891-A-101, P09891-A-102, P09891-A-103, P09891-A-104, P09891-A-110, P09891-A-200, P09891-A-201, P09891-A-300, P09891-A-301, P09891-A-305, RJ509836/001, 100RevC, 702 RevB, RPS letter dated 19 December 2012 ref JSL2080_871a, L901 RevD, 500, Arboricultural Impact Assessment and Method Statement (25 April 2013)** |

**Reason for Approval**

1. It is considered that the proposal would be in accordance with the development plan (summary attached) as it would meet the needs of the local community by providing the necessary school places and improved facilities (CP6 and para 72 of the NPPF). The design, appearance and proposed materials are considered appropriate (CP13 and saved policy DP.3). The biodiversity and trees of importance are to be appropriately protected to maintain the existing features and character of the area (CP16 and saved policy DP.4). The proposal is acceptable in terms of highways safety (CP10) with on site parking being in accordance with the Hampshire County Council parking standards.

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**
31 May 2013

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## Planning Conditions

### Commencement

1. 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.

### 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 identified within the decision notice.

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

### Temporary Classroom Removal

3. Within one month from the occupation of the new extension the double modular buildings on site shall be removed from the site and the land immediately re-instated to its former condition.

   Reason: To secure the visual amenity of the locality as the buildings are not considered suitable for permanent retention.

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**Planning Conditions**

## Hours of Working

4. 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 0815 and 0900; and in the afternoon between 1515 and 1615.

   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.

5. 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 1300 on Saturday and not at all on Sunday or recognised public holidays.

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

## Tree Protection

6. The development shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement (dated 25 April 2013) including the Tree Protection Plan 702 RevB hereby approved.

   Reason: In the interests of protecting the health of the existing trees on site and maintaining the character of the area in accordance with saved policy DP.4 of the Winchester District Local Plan Review (2006).

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## Planning Conditions

### Temporary Construction Access

7. Details of the proposed location, construction method, construction specification and restoration proposals shall be submitted to the Local Planning Authority prior to development commencing on site for written approval. The development should then take place in accordance of the approved details.

   Reason: In the interest of highway safety and to ensure suitable protection of the existing boundary vegetation in accordance with saved policy DP.4 of the Winchester District Local Plan Review (2006).

### Nature Conservation

8. The development shall be carried out in accordance with the recommendations and potential enhancements sections of the letter produced by RPS dated 19 December 2012 ref JSL2080_871a.

   Reason: In the interests of nature conservation and the positive biodiversity enhancement of the site in accordance with policy CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy (2013)

### Landscaping

9. No works shall commence until full details of all the hard and soft landscaped area including the proposed car park, have been submitted to and approved by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved plans. Planting shall take place at the latest within the first planting season following the occupation of the extension. Any plants which become damaged, are removed, die or become diseased, within the first three years, shall be replaced with others of similar size and species.

   Reason: In the interest of visual amenity in accordance with saved policy DP.4 of the Winchester District Local Plan Review (2006).

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**Planning Conditions**

## Highways

10. A construction Traffic Management Plan, including construction traffic 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.

## Materials

11. 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 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. 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. It is recommended that an arboricultural consultant is employed to be present at the pre-start meeting and on a monthly basis thereafter to check on the tree protection.

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.