

**Hampshire County Council
Director of Economy, Transport & Environment**

Applicant: Hampshire County Council - Children's Services Department

Four classroom extension, landscaping and formalisation of car parking to replace existing temporary teaching accommodation at Weeke Cp School, Stoney Lane, Winchester, Hampshire SO22 6DR (Application No. 13/00790/HCS)

(Received: 5 April 2013)

General

Weeke County Primary is a 2 form to entry (FE) school which is located within the Weeke residential area to the north-east of Winchester City Centre. Vehicular and pedestrian access to the school is off Stoney Lane to the north. To the north the site is bound by Stoney Lane, to the east by housing, to the south by an open green space area open for use by members of the public and to the west by housing and an adult education centre. The existing school is formed of both single and two storey buildings. There are currently 22 formal car parking spaces on site with additional informal tandem car parking taking place. At present there are 19 full time and 9 part time teaching staff and 19 full time non-teaching staff and 23 non-teaching staff. The school has a capacity of 420 pupils. The trees which bound the site to the south of the school are covered by Tree Protection Order No 020G53. Two trees are to be felled. Car parking is permitted on-street on the surrounding streets; Fromond Road and Stoney Lane.

Planning permission is sought for a permanent four classroom extension 426m² to replace the temporary classrooms currently on site (granted by planning permission: 10/00998/HCS and 09/00974/HCS) which cover 252m². In addition to the four classrooms there is to be a new staff room, practical teaching room and WC facilities. Furthermore there is to be the formalisation of 11 car parking spaces and associated landscaping works. An amphitheatre area is to be created to the south west of the classrooms. New tree planting is proposed alongside shrub planting as detailed on plan 100RevC – Landscape Proposals. The location of the refuse bins are to be altered slightly but remain at the site entrance.

The proposed external materials are to match the existing as closely as possible. The walls are to be facing brick. White render around the entrance façade. Roof is to be concrete pan tiled and pitched in design, where flat the roof will be covered by high performance felt. Window and door frames are to be powder aluminium coated and coloured grey. The design seeks to maximise natural light with solar gain restricted by high level brise soleil outside the classrooms. Low energy compact flourescent luminaries fixed to the building fabric with emergency lighting to all final exits is proposed. All lighting will be controlled by means of a time switch and photo electric cell to ensure to enable lighting to be switched off automatically at pre-set times.

There is to be no change in staff or pupils numbers as a result of this proposal.

To enable the development to take place the two temporary classrooms previously permitted are to be moved to the front of the school site and sited on the hardcourt area which fronts onto Stoney Lane. For the duration of the works the classrooms will be utilised as teaching spaces. On completion of the development the temporary classrooms will be removed. To enable contractors to access the site a temporary access is to be constructed onto Stoney Lane. This will require a temporary road opening (Section 171) licence to be sought from the Highway Authority. On completion of the works the ground is to be re-instated to its former condition and the fencing replaced.

Development Plan

The relevant Development Plan Documents are the Winchester District Local Plan Part 1 – Joint Core Strategy (Adopted March 2013) and The Winchester District Local Plan Review (Adopted 2006).

The appropriate policies for consideration are CP6 (Local Services and Facilities), CP10 (Transport), CP13 (High Quality Design), and CP16 (Biodiversity) of the Winchester District Local Plan Part 1 – Joint Core Strategy. In addition to this are the saved policies of the Winchester District Local Plan Review, saved policy DP.3 (General Design Criteria), saved policy DP.4 (Landscape and the built environment) and saved policy T.4 (Parking Standards).

Section 8 of the National Planning Policy Framework (NPPF), paragraph 72 is a material consideration.

Consultations

Councillor Tod	Is in support of the planning proposal.
Highway Authority	State that the proposal will not impact upon the highway and as such no objection is raised subject to the inclusion of two conditions 1) to require a Construction Traffic Management Plan to be submitted and approved and 2) for the construction delivery times to be restricted.
Winchester City Council	Have been consulted on the application, no comments have been received.

Commentary

The need for the proposed development is understood and the principle of the extension on the school site is supported to ensure there is sufficient provision of school places and improved educational facilities available to meet the needs of the area in accordance with policy CP6 and the aims of para 72 of the NPPF.

The proposed location of the extension is appropriate as it integrates well with the existing school buildings. The scale, height and massing of the buildings reflect the existing school buildings. The design of the building and the proposed materials are of a high standard and are attractive in appearance thereby adding visual interest. Whilst there is to be the removal of a couple of trees on the site the more mature and significant trees on and surrounding the site are to be maintained and appropriately protected. The proposed

additional tree and shrub planting will enhance the proposed development. Consequently the proposed extension is considered to be in keeping with the surrounding buildings, thereby positively contributing to the character of the area. In addition the permanent extension is supported as it removes the need for the temporary buildings currently on site which will further enhance the area. The proposal is in accordance with policies CP13, saved policy DP.3 and saved policy DP.4.

The proposed works could potentially impact upon reptile populations, the proposed mitigation measures recommended are appropriate to ensure that there is not a negative impact on the biodiversity on the site. As such it is recommended that these recommendations are secured by way of condition. It is also recommended that biodiversity enhancement takes place on the site and this should also be secure through condition. The proposal meets the aims of policy CP16.

The site is appropriately located such that the surrounding area has good pedestrian facilities linking to Weeke and beyond. The design of the surrounding highway network is such that there are appropriate drop off places and crossing points available which the majority of the pupils use. Furthermore there are nearby car parks which are utilised to alleviate the pressure on the local highway network. As there is no intended increase in pupil or staff numbers there will be no additional impact on the local highway network. While the amount of formal spaces is less than both on site demand and current school parking standards it is the opinion of the Highway Authority that within the context of the application the proposed parking arrangements are acceptable. The proposal is therefore in accordance with policy CP10.

In conclusion, 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.

Recommendation

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

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.

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.

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).

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).

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.

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. 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.

Case Officer
Kristina King

Date...31/05/2013.....

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

.....L McCulloch.....

Date.....31/05/2013.....

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

Winchester District Local Plan Part 1 – Joint Core Strategy (Adopted 2013)

Policy CP6 – Local Services and Facilities

The Local Planning Authority will support proposals for the development of new, extended or improved facilities and services in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

The Local Planning Authority wishes to retain and improve the facilities and services available across the District. Development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

- the site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality ; and
- the site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.

When considering proposals, account will be taken of:

- whether the loss of the service or facility would cause harm for those living within the neighbourhood, settlement, or rural catchment with a reasonable need to access such facilities in the future; and
- whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement; and
- whether the loss is part of an agreed plan to provide improved local services in equally accessible locations.

Policy CP10 – Transport

The Local Planning Authority will seek to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel. The use of non-car modes particularly walking and cycling should be encouraged through travel plans, management and improvements to the existing network, and improvements to accommodate additional traffic should be undertaken (or funded) where necessary.

Policy CP13 - High Quality Design

New development will be expected to meet the highest standards of design⁵⁰. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that:

- an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;
- the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character;
- the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use;
- the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;
- measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.

Policy CP16 – Biodiversity

The Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:

- protecting sites of international, European, and national importance, and local nature conservation sites, from inappropriate development.
- supporting habitats that are important to maintain the integrity of European sites.
- new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas.
- new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.
- maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change.
- supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species.

Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to take account of evidence and relevant assessments or surveys.

WINCHESTER DISTRICT LOCAL PLAN REVIEW (2006)

Saved Policy DP.3 – General design criteria

Development which accords with other relevant policies of this Plan will be permitted, provided it:

- (i) makes efficient and effective use of land or buildings;
- (ii) in terms of design, scale and layout, responds positively to the character, appearance and variety of the local environment;
- (iii) keeps parking provision to a minimum;
- (iv) provides for ease of movement and local 'permeability';
- (v) maximises access to public transport;
- (vi) facilitates the development of adjacent sites;
- (vii) does not have an unacceptable adverse impact on adjoining land, uses of property;
- (viii) includes within the development sufficient amenity and recreational spaces, appropriate to its size, design and function;
- (ix) makes appropriate provision for the storage of refuse and recyclables.

Saved Policy DP.4 – Landscape and the built environment

In order to maintain or enhance the District's townscape and landscape development will not be permitted where it would detract from, or result in the loss of:

- (i) important public views and skyline features, both in the immediate vicinity and long-range, where site analysis identifies these as being of recognised importance;
- (ii) slopes;
- (iii) trees and hedgerows;
- (iv) open areas important to the townscape or the setting of buildings, including listed Buildings;
- (v) the landscape framework, including those 'key characteristics', landscape and built form strategies listed at Appendix 2;
- (vi) water features, river corridors and other waterside areas;
- (vii) areas of ecological importance.

Proposals in areas with special landscape designations, such as the East Hampshire Area of Outstanding Natural Beauty should, in particular, avoid harm to, and be in sympathy with, both the immediate and wider landscape setting.

Saved Policy T.4 – Parking standards

Development that accords with other relevant policies of this Plan will be permitted where it provides parking for cars, motor cycles and pedal cycles and turning facilities as appropriate, in accordance with the relevant standards.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Para 72

The Government attached great importance to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools; and
- Work with schools promoters to identify and resolve key planning issues before applications are submitted.