Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property Services
HCC
Castle Avenue
Winchester
Hampshire
SO23 8UJ

Application No: **APP/13/00170**

HCC Ref: HVE037

For: HCC Childrens Services

Date of Application: 13 February 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 8 conditions:

Development: **Erection of single storey two classroom extension with circulation.**

Site address: **Emsworth Primary School, Victoria Road, Emsworth, Hampshire PO10 7LX**

Plans and particulars: **P09163 A 000, P09163 A 001, P09163 A 002, P09163 A 003RevA, P09163 A 004, P09163 A 005, P09163 A 300, P09163 A 301, P09163 A 302RevA, P09163-L-200, RJ509852/001, ST13162-04**

Reason for Approval

It is considered that the proposal would be in accordance with the development plan (summary attached), the extension would meet the demonstrated local need (CS7 and para 72 of NPPF) and would be of a high quality design which would not materially harm the character of the area (CS16) or have a significant impact on the nature conservation status of the nearby protected sites (CS11) and would protect the local natural features (DM8) and would be acceptable in terms of highway safety and convenience (CS20).

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
17 May 2013

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **APP/13/00170**

Planning Conditions

Time Limits

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.

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 0800 and 0900; 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 1300 on Saturday and not at all on Sunday or recognised public holidays.

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

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **APP/13/00170**

Planning Conditions

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 shall be submitted to and approved by the Local Planning Authority in writing before development commences. This should include; lorry routes, parking and a programme for construction. The agreed details shall be fully implemented before the development is commenced and maintained throughout the duration of the construction period.

   Reason: In the interests of highway safety

7. Within three months from the commencement of use of the new school buildings a travel plan is to be produced in writing and agreed by the Local Planning Authority. The agreed Travel Plan is to be implemented within 3 months of approval.

   Reason: In the interests of highway safety and promoting sustainable travel.

Landscaping

8. No works shall commence until full details of all the hard and soft landscaped areas, 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.

   Reason: In the interest of visual amenity.

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **APP/13/00170**

Planning Conditions

Advice Notes

1. 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.

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 and the agent. Pre-application advice was provided to inform the scale and detail of information to be submitted and identified the key issues which needed to be addressed. Consultee comments were provided in a timely manner to the agent thereby enabling them to comment where 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. Bird nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally seen as extending from march to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in this period than a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.