Hampshire County Council
Director of Environment

Applicant: Hampshire County Council

Following earlier demolition of the existing swimming pool this application is for the reinstatement of this area with either (a) new all weather surface - tarmac or similar (b) top soil and grass seed at Elson County Junior School, Exmouth Road, Gosport Hampshire PO12 4EX (Application No. K15576/1)

(Received: 25 February 2011)

General
See the Design and Access Statement submitted with the planning application.

Development Plan
Gosport Borough Local Plan Review Adopted May 2006 shows the site as existing development (but not annotated), within the defined Urban Area Boundary for Gosport. The relevant Policy is R/DP 1 (General Standards of Development within the Urban Areas) and the proposed works accord with it.

Consultations

Gosport Borough Council	Have been consulted but no response received to the consultation.
Local County Councillor Chegwyn	Has been consulted but no response received to the consultation.
Highway Authority	No objection subject to conditions.

Commentary
The existing tall weldmesh fence at the southern end of the site is to be retained. This, in conjunction with the close-board fencing on the neighbouring property's boundaries, will help to screen activities on the new play area. Planning permission is recommended.

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) particularly Policy R/DP1 (General Standards of Development within the Urban Areas) 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.

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.

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 0800 hours or after 1800 hours Monday to Friday inclusive, before 0830 hours or after 1700 hours on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

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

3. There shall be no access to the development site by any traffic associated with the construction (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0915; and in the afternoon between 1515 and 1545 on normal school days..

Reason: In the interests of public safety and, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

Highways

4. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the construction works being deposited on the public highway. These measures shall be implemented before the development commences and thereafter maintained for the duration of the works. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway.

Reason: In the interests of highway safety.

Play equipment

5. In the event any play equipment which is of the climbable type and a minimum of 2 metres high, is positioned at the southern end of the site (near the existing plant room), then it shall be erected a minimum of 3 metres away from that boundary.

Reason: In order to reduce loss of privacy to neighbouring properties from children using climbing apparatus.

Case Officer …….. **Date**……

Martin Leeds

Authorised on behalf of the Director of the Environment ……..

Richard Read

Date……

Annexe to Reason for Conditions
(as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

GOSPORT BOROUGH LOCAL PLAN REVIEW ADOPTED MAY 2006

Policy R/DP1 (General Standards of Development with the Urban Areas)

Development proposals will be permitted within the urban area, as defined on the Proposals Map, provided that *(inter-alia)*:

1. 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;

2. there is no significant loss of amenity, which could include issues such as traffic generation, noise, vibration, smell or pollution.