

**272 PROPOSED NEW BUILD SINGLE STOREY EDUCATION CENTRE AT WOODCOT PRIMARY SCHOOL, TUKES AVENUE, GOSPORT, HAMPSHIRE PO13 0SG  
(APPLICATION NUMBER: K1713/3)  
(SITE REF: GPE015)**

***Councillor Carter confirmed that he was a member of Gosport Borough Council and that whilst discussions on the application had taken place at Gosport Borough Council, he had not taken part in these.***

The Committee considered a report from the Director of Economy, Transport and Environment (Item 6 in the Minute Book) regarding an application for a proposed education centre at the Woodcot Primary school site in Gosport.

The officer introduced the item and confirmed that the centre, Quayside, was for emotionally vulnerable and children between ages 11 and 16. . The Committee were shown an aerial photograph of the site, which they had visited as part of a Regulatory Site Visit on 5 March, as well as plans depicting the proposals in terms of fencing, parking, landscaping and also a detailed plan of the centre itself. It was confirmed that despite the objections on the application, emails of support had been received from four parents of children at Woodcot since the papers had been published. In addition a letter received from the Chair of Governors of the school stating they fully support the proposal to relocate Quayside to the Woodcot Primary School campus. Many parents had shared their concerns over the safety of the children at Woodcot, but it was felt by officers that the children would not be at risk and consequently that little weight should be given to these perceptions as a planning consideration.

The Committee received eight deputations on this item. Alison Taylor-Doole, Karen Headley and Karla Vaughan, local residents, all spoke against the application. Their concerns were over the safety of the children at the school, a lack of transparency during the consultation period and also the effect on the local area in terms of parking and anti-social behaviour. Mr Robert Tutton, Town Planning Consultants also spoke of the application not fitting with Gosport Borough Local Plan Policies R/T2 and RCF1. He also questioned why Bridgemary School had not been chosen as the children were of the same age group and they also had more land available to use for the centre.

John Coughlan, Linda Alavi and Paul Williams from Hampshire County Council all spoke in support of the proposal. John Coughlan, Director of Children's Services assured the Committee that he would not agree to a proposal that put children in danger and that there was no viable alternative for the centre to go. Linda Alavi, Quayside manager told the Committee that the children at the centre were damaged, many of which had suffered abuse and were not criminals. She also confirmed that the

centre had forgone use of the proposed Multi Use Games Area (MUGA) on the Woodcot site to alleviate parents concerns and that the children were supervised at all times. Paul Williams talked regarding the design and structure of the building, confirming that it had high level insulation and a low carbon footprint. The positioning of the MUGA had also been moved slightly in response to the Woodcot parents' concerns and none of the teaching rooms in the centre overlooked the school.

Finally, Cllr Peter Edgar addressed the Committee and confirmed that the current buildings used by Quayside were not fit for purpose and had not been for some time and that there had been a long search for new site . He also emphasised that the children at Quayside had problems, but were not criminals or offenders. Many had returned to mainstream school and gone on to college and university.

During questions of the deputees, the following points were clarified:

- Quayside Centre children currently took part in outdoor activities twice a week and these took place off site, organised by the charity Motiv8. This arrangement would continue on the new site.
- Weld mesh/boarding would be used for the fencing separating the two sites. Whilst this was proposed as being 2 metres in height, it could be extended to 2.5 metres if necessary.
- The courtyard at the centre was not freely available, although doors could open onto it from each building. There were various ways in which it could be used, eg 'time out' space, outside classroom, but this would be determined as part of the Centre's management.
- Not all staff drove individually to the school or centre and many were in the facilities at different times, so it would be unlikely that all parking spaces would be used. There is in the region of 14 full time staff employed at Woodcot. Parking was felt sufficient and the allocation had been done based on 2 spaces per classroom, rather than 1.5 as per statutory guidance.
- The start and finish times of the centre had been brought forward to accommodate Woodcot Primary school.
- Placing the centre alongside a Secondary school would not be appropriate due to the emotional vulnerability of some of the children and others being excluded and so not being permitted within the school. The current site could not be redeveloped to provide the centre as Hampshire County Council did not own the land and it was also in the wrong location. A risk assessment was done regarding sprinklers but it was concluded that these were not necessary due to the numerous escape routes, 24 hour alarm monitoring system and high staff to student ratio.

During questions of the officer it was confirmed that the Planning Policies mentioned by Mr Tutton were not reasons to reject the application as were not entirely relevant to the application. It was also confirmed that whilst the proposed condition required a Travel Plan was to be implemented within three months of occupation at the centre, this could be altered to ensure implementation prior to occupation, as recommended by Gosport Borough Council officers if the Committee felt this was necessary.

In debate councillors considered that the parking provision proposed was insufficient and should be increased on the site due to the higher staff numbers. Councillors also considered that it was disappointing that the MUGA proposed for joint use had been removed from the proposal and the proposed condition meant that the primary school MUGA could not be used by the centre. The officer confirmed that an additional MUGA for the centre could not be added as it was not part of the proposal before the committee. However the proposed condition could be amended to remove the planning restriction for primary school use only, as the issue was a management one between the school and the centre.

***Councillor John Bryant left the meeting (reducing the total Members from 14 to 13 before the voting took place)***

In light of the above two proposals were put forward subject to the application being approved and these were put to the vote:

**That at least ten extra car parking spaces be found on site:**

Favour: 8

Against: 3

Abstentions: 2

**That Condition 5 be amended to read “The Multi Use Games Area shall only be used during the hours of 0800 and 1800 Monday to Saturdays, and not at all on Sundays or Bank Holidays”(therefore removing “by the primary school”):**

Favour: 11

Against: 1

Abstentions: 1

It was further agreed that the following would be included :

- That the condition regarding the Travel Plan is amended to require it prior to the occupation of the centre as opposed to within three months.
- That the condition regarding acoustic fencing to include its extension to join up with the garage court.
- That an advice note be added stating that there shall be no burning on site.

**RESOLVED:**

- a) Planning permission in respect of the construction of a single storey education centre at Woodcot Primary School, Tukes Avenue, Gosport PO13 0SG, was approved subject to the conditions listed in Integral Appendix B and proposals agreed above by the Committee.

**Voting:**

**Favour: 13 (unanimous)**