

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

**Applicant: Hampshire County Council**

**Continued siting for double temporary modular building on site for a further four years at Titchfield CP School, Southampton Road, Titchfield, Fareham PO14 4AU (No. P/12/0255/CC )**

**(Received: 9 March 2012)**

### **General**

The proposal is for the continued siting of a modular temporary classroom for a further four years to provide teaching accommodation at Titchfield CP School, Fareham. The temporary classroom is to be located in the south east corner of the site on the edge of the existing playing field. The classroom currently measures approximately 14.7m in length, 8.4m in width and has an elevation of 2.8m. The County Council is seeking a temporary permission until 31<sup>st</sup> August 2016.

### **Development Plan**

The Fareham Local Development Framework Core Strategy (Adopted August 2011) shows that the site is an educational facility set within the countryside on the Key Diagram. It also shows that the school is situated within an area of open land/countryside between existing settlements, known as the 'strategic gap', which aims to protect the setting and separate identity of settlements, and to avoid coalescence and retain the existing settlement pattern by maintaining the openness of the land. Policy CS14 (Development outside Settlements) states that acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure. The retention of the modular classroom is required infrastructure needed to meet the needs of the school and therefore would not be a departure from this policy.

Policy CS7 also states that development will be permitted in Fareham where it contributes facilities for business, education, leisure, culture or community uses. Therefore, the proposal is in accordance with this policy.

### **Consultations**

Highway Authority

No objections.

Fareham Borough Council

No comments received.

Councillor Hockley

Full support.

### **Commentary**

Planning permission was initially granted for the siting of the temporary classroom in 2008 but it has been recognised that there is still a need for the classroom to be located on site to provide additional

teaching space. There is no proposed increase in pupil numbers and therefore it is not anticipated that there will be any impact on parking provision or the road network.

The principle of this proposal is supported by the development plan. It is noted that no consultees have raised objections to the proposal and the local member is in full support. There have been no representations have been made to the proposal. Therefore, as there are no significant adverse environmental or amenity impacts, temporary planning permission subject to conditions is recommended.

**Recommendation**

That permission be granted subject to following reasons for approval and condition/requirements:

**Reasons for Approval**

1. It is considered that the proposal would be in accordance with The Fareham Local Development Framework Core Strategy (Adopted August 2011), policies CS7 ( Development in Fareham) and CS14 (Development Outside Settlements) (summary attached) 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 and convenience.

**Conditions**

Time Limits

1. The development hereby permitted shall be for a limited period only, expiring on 31st August 2016 or when the education use ceases, whichever is the sooner. At the expiration of this period the building shall be removed and the land reinstated to its former condition as soon as possible.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to secure the visual amenity of the locality, as the building is not considered suitable for permanent retention.

**Case Officer** .....

**Fay Eames**

**Date**.....16/05/2012.....

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

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**Richard Read**

**Date**...16/05/2012.....

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

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**FAREHAM LOCAL DEVELOPMENT FRAMEWORK – SHAPING FAREHAM'S FUTURE.**  
CORE STRATEGY, ADOPTED AUGUST 2011.

**Policy CS7 – Development in Fareham**

Development will be permitted within the Fareham and settlement boundary where it contributed to one or more of the following:

- The provision of around 680 dwellings in the period 2010-26 (including around 350 within the Fareham Town Centre area)
- Employment floorspace for B1 development, in the region of 13,000 square metres;
- The expansion and strengthening of the role of the town centre, including new supermarket on the Foundry site, of 3,900 square metre net sales floorspace and additional comparison retail floorspace;
- Sustainable transport measures;
- Facilities for business, education, leisure, culture or community uses;
- Provision of green infrastructure including additional parks and amenity open space, outdoor sport pitches and access to natural greenspace;
- The delivery of a high quality transport interchange facility at Fareham rail station.
- The development of the Bus Rapid Transit South East Hampshire Harbour Link and improvements to air quality.

Development will only be permitted where it does not significantly affect the setting and landscape character of the town or diminish the town's, community, historic, biodiversity and cultural resources nor have an adverse impact on air quality.

The Fareham Town Centre Area Action Plan (see Policy CS8) will identify development sites, transport and environmental improvements and define the town centre boundary.

**Policy CS14 – Development Outside Settlements**

Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure. The conversion of existing buildings will be favoured. Replacement buildings must reduce the impacts of development and be grouped with other existing buildings, where possible. In coastal locations, development should not have an adverse impact on the special character of the coast when view from the land or water.

