Hampshire County Council
Director of Economy, Transport & Environment

Applicant: The School Governors

Construction of a flat roofed single storey extension comprising a classroom, small office and draught lobby linking from existing Scola III building at Crofton Anne Dale County Junior & Infant School, Cuckoo Lane, Fareham Hampshire PO14 3PH (No. P/13/0328/CC)

(Received: 27 March 2013)

General

See supporting statement submitted with application.

Development Plan

The Fareham Local Development Framework Core Strategy (Adopted August 2011) shows the site to be within the settlement boundary. The relevant policies are CS17 (High Quality Design) and CS11 (Development in Portchester, Stubbington & Hill Head and Titchfield).

Consultations

Councillor Knight has been consulted but not chosen to comment.
Fareham Borough Council has no objection subject to highway condition.
The **Highway Authority** has no objection subject to condition.

Commentary

There are no significant environmental or amenity impacts associated with this application. Therefore, planning permission subject to conditions is recommended.

Recommendation

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

Reason for Approval

1. It is considered that the proposal would be in accordance with the development plan The Fareham Local Development Framework Core Strategy (Adopted August 2011) (summary attached) as it would not materially harm the character of the area (CS17 High Quality Design) or the amenity of local residents and would be acceptable in terms of

highway safety and convenience (CCS11 Development in Portchester, Stubbington & Hill Head and Titchfield).

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.

Removal of temporary classroom

3. No later than three months from the commencement of use of the new extensions, the temporary classroom unit shall be removed from the school campus and the land reinstated as soon as possible.

   Reason: The buildings are considered unsuitable for permanent retention.

Hours of Working

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 1400 on Saturday and not at all on Sunday or recognised public holidays.

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

5. 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 0830 and 0915; 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.

NB. Start and finish times vary between schools, remember to check the times with the school before imposing this condition.

Highways

6. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the building works being deposited on the public highway. These measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the building 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.

7. A Construction Traffic Management Plan, including lorry 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.

8. 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.

Materials

9. 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

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner 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.

Case Officer ……..
Katherine Snell

Date…14/05/2013……

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

……P Chadwick…….

Date……14/05/2013…….

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

Fareham Local Development Framework Core Strategy (Adopted August 2011)

CS17 High Quality Design
(Inter alia)
All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. In particular development will be designed to:

- respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials,

CS11 Development in Portchester, Stubbington & Hill Head and Titchfield
Small scale development will be permitted within the settlement boundaries of Portchester, Stubbington & Hill Head and Titchfield where it: protects the setting of the settlement; protects their natural, historic, biodiversity and cultural resources; contributes to the provision of green infrastructure; maintains and strengthens the character, vitality and viability of district and local centres; contributes to the following levels of development.

Settlement Area	Residential Development	Employment Development
Portchester	Around 60 dwellings	1,800 sq.m B1 300 sq.m B2/B8
Stubbington & Hill Head	Around 60 dwellings	
Titchfield	Around 30 dwellings	650 sq.m B1

The provision of new community, built sports and cultural facilities will be supported in Stubbington & Hill Head and Portchester through the expansion of existing facilities.