

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

Applicant: Hampshire County Council

**The intention is to replace the fence with 1.5m high red bow top railings to the playground and 1.2m high railings at the gates at St. Johns the Baptist Primary School, Abshot Road, Fareham, Hampshire PO14 4NH
(Application No. P/13/0372/CC)**

(Received: 19 April 2013)

General

Planning permission is sought for the replacement of 1.2m high railings and gates with 1.5m high red bow top railings and gates at St Johns the Baptist Primary School, Fareham.

Development Plan

The Development Plan Document for consideration is the Fareham Core Strategy (Adopted August 2011). The proposal accords with policy CS17 (High Quality Design).

Consultations

| | |
|-------------------------|--|
| Councillor Hockley | Raises no objection to the proposal. |
| Fareham Borough Council | Have been consulted, no comments received. |
| Highway Authority | Raise no objection to the proposal as it will not impact upon the highway. |

Commentary

There are no environmental or amenity issues associated with the development. It is considered to be of a high quality design that will enhance the appearance of the school, its identity and its setting. It is recommended that planning permission is granted.

Recommendation

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

Reason for Approval

1. It is considered that the proposal would be in accordance with the development plan (summary attached) and would not materially harm the character of the area (CS17).

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.

Advice Note

- 1. 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
Kristina King

Date.....11/06/2013.....

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

.....P Chadwick.....

Date...11/06/2013.....

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

Fareham Core Strategy (Adopted August 2011)

Policy CS17 – High Quality Design

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,
- Provide continuity of built form, a sense of enclosure with active frontage to the street and safety of the public realm,
- Ensure permeable movement patterns and connections to local services, community facilities, jobs and shops,
- Create a sense of identity and distinctiveness and one that is legible,
- Enable and/or encourage a mix of uses and diversity in an area,
- Ensure that the public realm has pedestrian priority, is safe, secure, functional and accessible, and is constructed of quality materials and well maintained,
- Enable buildings to provide flexible accommodation, which can be adapted to suit all members of a community throughout their lifetime,
- Provide green infrastructure, including landscaping, open spaces, greenways and trees within the public realm, and
- Provide appropriate parking for intended uses taking account of the accessibility and context of a development and tackling climate change.