Hampshire County Council
Director of Environment

Applicant: Hampshire County Council

Multipurpose Room Extension at Cherbourg Primary School, Cherbourg Road, Eastleigh Hampshire SO50 5QF (Application No. S/10/68249)

(Received: 29 November 2010)

General

See supporting statement submitted with the application.

Development Plan

The Eastleigh Borough Local Plan Review (2001-2011) shows this site to be within the built-up area of Eastleigh. The site is within an existing school and accords with policy 186.IN (Community facilities).

Consultations

Councillor Broadhurst has no comment.
Eastleigh Borough Council has no objection subject to a condition requiring external finishes to be submitted.
Highway Authority has no objection subject to a highway safety condition.

Commentary

The school site is small, and so the highway safety of the construction of the extension needed to be considered in detail. An amended site setup plan has been received which addresses this issue of construction traffic management, and so removes the need for additional information to follow via condition.
The extension will match the materials, elevations and roof form of an earlier 2006 extension and so be compatible in scale and appearance.
There are no significant adverse environmental or amenity impacts associated with the development, therefore planning permission is recommended subject to conditions.

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) as it would provide additional education facilities (186.IN Community facilities) and would not materially harm the character of the area or the amenity of local residents.

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. 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.

3. 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, unless otherwise agreed beforehand in writing with the Local Planning Authority.

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

Case Officer ……..
Katherine Snell

Date…….

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

Date…….

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

Eastleigh Borough Local Plan Review (2001-2011)

186.IN Community facilities

Proposals for the provision, replacement, extension or improvement of facilities for use by the community will be permitted within the urban edge provided they will not adversely affect the residential amenity of the occupiers of neighbouring properties by reason of noise, disturbance, smells, floodlighting or other factors.