

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

**Applicant: Hampshire County Council**

**Continued siting for three double temporary modular building on site for a further four years at Linden Education Centre, Queens Road, Farnborough, Hampshire GU14 6JU (Application No. 12/00245/HCC )**

**(Received: 20 March 2012)**

### **General**

Planning permission is sought for the continued siting for three double temporary modular buildings on site at the Linden Education Centre as there remains no teaching space within the context of the main building. An additional 4 years is sought.

### **Development Plan**

The relevant development plan document is the Rushmoor Borough Council Core Strategy (2011). The appropriate policy for consideration is CP2 (Design and Heritage).

### **Consultations**

Rushmoor Borough Council    Raise no objection subject to the inclusion of a time condition.  
Councillor Wall                      Has been consulted, no comments received.

### **Representations**

One letter of concern has been submitted. The main concern is the lack of space on the site as it is becoming too congested.

### **Commentary**

The concerns regarding the congestion on site are understood. However it is recognised that the classrooms are required as there is not the teaching space available within the context of the main building. It is necessary to ensure that the needs of the existing community are met and therefore support is given to the siting of the temporary classrooms as they seek to meet the needs of the School. It is not possible to view the classrooms from the street therefore it is considered that there is no visual impact and the character of the area will not be affected by the retention of the classrooms. Planning permission is recommended for approval.

**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 (CP2).

**Condition**

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 buildings (as identified by reference numbers 10937, 10438 and 9223) 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 because the type and means of construction are not considered suitable for permanent retention.

**Case Officer** .....  
**Kristina King**

**Date**.....08/05/2012.....

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

.....**Richard Read**

**Date**...08/05/2012.....

**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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**Rushmoor Borough Council Core Strategy (2011)**

**Policy CP2 – Design and Heritage**

Development proposals will be permitted provided that they:

- a) Include high quality design that respects the character and appearance of the local area;
- b) Protect and enhance the Borough's heritage assets, including its military and aviation history, with particular protection to be given to nationally designated sites;
- c) Provide safe and secure communities through, for example, compliance with Secured by Design;
- d) Do not result in any demonstrable harm to amenity;
- e) Provide accessible and attractive pedestrian and cycle routes to ensure permeability across the site and with surrounding areas;
- f) Are designed in an inclusive way to be accessible to all, and for residential development to meet the Government's targets for Lifetime Homes;
- g) Maximise the opportunities for a mix of uses;
- h) Respect the amenity and biodiversity value of urban greenspace;
- i) Provide high quality usable open spaces and public realm;
- j) Use design, layout, building orientation, massing and landscaping to reduce energy and water use and minimise the Urban Heat Island Effect;
- k) Provide opportunities for greening the environment;
- l) Meet the CABI Building for Life Assessment for residential developments;
- m) Have regard to the Rushmoor Landscape Assessment and are consistent with more detailed design guidance that may be developed as part of the Rushmoor Plan.