Hampshire County Council
Director of Economy, Transport & Environment

Applicant: Hampshire County Council

Supply Deliver and erect one single modular temporary classroom to provide one extra general teaching spaces. at Winnall Primary School, Garbett Road, Winchester Hampshire So23 0ny (No. 12/00903/HCS)

(Received: 22 March 2012)

General

The classroom is needed to provide accommodation for an increase in pupil admission numbers expected in September 2012. A temporary time period of four years has been requested.

Development Plan

Winchester District Local Plan Review Adopted July 2006 shows the site as existing school development within the built up area of Winnall. The relevant Policy is DP3 (General Design Criteria).

Consultations

Councillor Collin has been consulted but not responded.
Winchester City Council has no objection.
Natural England comments that "This application is in close proximity to River Itchen Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England raises no objection to the proposal being carried out according to the terms and conditions of the application and submitted plans on account of the impact on designated sites."
Highway Authority has no objection.

Commentary

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

Recommendation

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

Reason for Approval

It is considered that the proposal would be in accordance with the development plan Winchester District Local Plan Review Adopted July 2006 (summary attached) policy DP3 (General Design Criteria) 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.

Condition

1. The development hereby permitted shall be for a limited period only, expiring on 31 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 ……..
Katherine Snell

Date…22/05/2012……

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

……
Richard Read

Date……22/05/2012…….

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

Winchester district local plan review adopted July 2006

Policy DP3 (General Design Criteria).

Development which accords with other relevant policies of this Plan will be permitted, provided it *(inter-alia):*

(i) makes efficient and effective use of land or buildings;
(ii) in terms of design, scale and layout, responds positively to the character, appearance and variety of the local environment;
(iii) does not have an unacceptable adverse impact on adjoining land, use or property.