

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

Applicant: Priestlands Secondary School

Complete Recladding and re-roofing of the Robert Hole Rosla Building at Priestlands County Secondary School, North Street, Pennington, Lymington SO41 8FZ (No. 12/99337)

(Received: 16 October 2012)

General

See supporting statement submitted with the application.

Development Plan

New Forest District Council (outside the National Park) Core Strategy: Adopted 26th October 2009 shows this site to be within the boundaries of the existing school in the built-up area of Pennington. This proposal accords with policy CS8 (Community Services and Infrastructure) and policy CS2 (Design quality).

Consultations

Councillor Evans has been consulted but not chosen to comment.

Highway Authority has no objection subject to a highway safety condition.

New Forest District Council has no objection.

Environmental Health officer at the New Forest has no objection.

Conservation Officer at the New Forest District Council has been consulted but not chosen to comment.

Lymington & Pennington Town Council has no objection.

Commentary

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

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 New Forest District Council (outside the National Park) Core Strategy: Adopted 26th October 2009 (summary attached) and would not materially harm the character of the area (Policy (CS2 Design quality) or the amenity of local residents and would be acceptable in terms of highway safety and convenience. It would provide a modern and fit for purpose educational building (Policy CS8 (Community Services and Infrastructure)).

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.

Hours of Working

3. 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.

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.

Materials

5. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority in writing before the development commences.

Reason: In the interests of visual amenity and to secure a satisfactory development.

Environmental Control

- 6. The existing asbestos cladding shall not be mixed with other wastes arising from the re-cladding works.

Reason: Asbestos waste has to be disposed of separately.

Advice note

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively 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...4/12/2012.....

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

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

Date...4/12/2012.....

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

New Forest District Council (outside the National Park) Core Strategy: Adopted 26th October 2009

Policy CS8 Community services and infrastructure

New Forest District Council will work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, (Chapter 10 and the Delivery Plan) to serve existing and proposed development in the Plan Area and support the local economy, ensuring that any adverse impacts arising are minimised, and that decisions on the provision of such infrastructure are taken on the basis of environmental sustainability as well as cost. Attention will be given to addressing the needs of areas of particular social deprivation.

Proposals for new and improved health care, education and social facilities that result in improvements in meeting the needs of the Plan Area's population will be supported. These facilities should be well related to public transport infrastructure, and should provide high standards of accessibility to all sectors of the community. In rural communities and other areas with poor public transport, support will be given to innovative schemes to secure the local delivery of public services. Delivery of some services through the use of mobile services and technology will be encouraged where this results in better local provision.

There will be a presumption against any development that involves the loss of education, health, social and other publicly provided community services, except where it is part of a service provider's plans to provide improved local services in equally accessible locations.

Suitable alternative uses, and environmental improvements, will be sought for major built infrastructure that has reached the end of its useful life (including Fawley Power Station if it should be decommissioned).

Policy CS2 Design quality (inter alia)

New development will be required to be well designed to respect the character, identity, and context of the area's towns, villages and countryside.

All new development will be required to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities.