Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property, Business & Regulatory Services
76 High Street
Winchester
Hampshire
SO23 7HU

Application No: **APP/11/01283**

HCC Ref: HVE032

For: Hampshire County Council

Date of Application: 27 July 2011

Hampshire County Council, as Local Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 9 conditions:

Development: **Temporary Access to Contractors Compound**

Site address: **Staunton Park Community School, Wakefords Way, Havant Hampshire PO9 5JD**

Plans and particulars: **P9076-117, P9076-107Rev b, 1040SETSAO001B, 4066SITE002**

Reason for Approval

It is considered that the proposal would be in accordance with the development plan (summary attached) and with the appropriate replacement planting taking place would not materially harm the character of the area (DM8 and UF1) and would be acceptable in terms of highway safety and convenience (CS8).

All enquiries should be referred to the Economy, Transport & Environment Department, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055

RICHARD READ

on behalf of
Director of Economy, Transport & Environment
10 October 2011

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Planning Conditions

Timescale

1. This permission shall be for a limited period expiring on 30 November 2012, within three months of this date or the date of cessation of the use of the temporary access prior to 30 November 2012, the access road shall be dug up and the highway boundary, verge, cycleway and carriageway margin shall be reinstated to its current condition to the approval of the Local Planning Authority.

   Reason: In the interests of highway safety.

2. The landscape and planting works to be approved under condition 9 below shall be completed by the end of the first planting season following the removal of the access road. Any plants which die, are removed, or become diseased or damaged within a period of five years after planting, shall be replaced as soon as possible with others of similar size and species.

   Reason: To ensure that the appearance of the development is satisfactory, and that adequate provision is made for the maintenance of the landscape.

Highways

3. Details of the means of access, the layout, construction and sight lines of 2.4 metres by 90 metres to the north and 2.4m metres by 120 metres to the south, provision of advance warning signs for motorists on Petersfield Road including the recommendations of a stage 2 road safety audit, shall be submitted to and approved by the Local Planning Authority in writing before the development is brought into use. The agreed details shall be fully implemented before the access hereby approved is brought into use and no less than 10 working days following the opening of the access junction, the applicant shall have carried out stage 3 road safety audit, to be undertaken by a qualified person and shall within one month of the audit have implemented at his expense all measure identified during the course of the audit as necessary in the interests of highways safety and to the approval of the Local Planning Authority.

   Reason: In the interests of highway safety and to ensure a satisfactory means of access to the highway.

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4. The access shall be at the point marked on the approved plan.

   Reason: In the interests of highway safety.

5. The gates provided shall be set back a distance of no less than 20 metres from the edge of the carriageway of Petersfield Road.

   Reason: In the interests of highway safety.

6. Details of provision to be made for the parking and turning on site of operatives' and construction vehicles during the contract period shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before development commences. Such measures shall be retained for the duration of the construction period.

   Reason: In the interests of highway safety.

7. For the duration of the development measures shall be taken to clean vehicles leaving the site to prevent mud and spoil from being deposited on the public highway. These approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

   Reason: In the interests of highway safety.

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Landscape

8. All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on site. Any trees, hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the Local Planning Authority.

   Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and having due regard to policy DM8 of the Havant Borough Core Strategy which forms part of the Local Development Framework.

9. Full details of the replacement hedgerow/tree belt area including a planting plan should be submitted to the Local Planning Authority within three months of the date of this planning consent for written approval. The plan should include species type, numbers or percentage mix, species size and any ground preparation. Within this submission full details of the aftercare proposals should be provided. The approved details should then be implemented as approved.

   Reason: To ensure that the vegetation/tree belt is restored to a satisfactory standard and therefore contribute to the attractiveness of the area.

Notes to Applicant

1. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.