

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

Applicant: Hampshire County Council

Proposed provision of one double modular temporary classroom for a temporary period of 4 years ending on 31st August 2016 to provide general teaching accommodation at Merton County Infant School, Romsey Close, Basingstoke Hampshire RG24 9HB (No. BDB/76080)

(Received: 7 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

The relevant development plan document is the Basingstoke and Deane Borough Local Plan (2006-2011). The appropriate policies for consideration are E1 (Development Control) and paragraph 72 of the National Planning Policy Framework (Published 27 March 2012).

Consultations

Councillor Frankum has been consulted but not responded.

Environment Agency has no objection.

Highway Authority has requested further information.

Basingstoke and Deane Borough Council has no objection subject to condition.

Commentary

The Highways Authority comments are noted, however, the classroom is only requested for a temporary period and there have been no objections received by local residents on highway safety or amenity grounds. It is expected that in the event of any traffic concerns arising from this development, these will be dealt with appropriately on site by the school and it is recommended by condition that the school update their travel plan in order to review and manage the possible new journeys associated with an increase in pupil numbers.

In addition, the school places are needed but there is no teaching space within the context of the main building and this is a key consideration when considering the merits of this application.

Overall, it is considered that there are no significant environmental or amenity impacts associated with this application and the teaching spaces are necessary to meet the educational needs of the local community. Therefore, temporary planning permission subject to conditions is recommended.

Recommendation

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

Reasons for Approval

1. It is considered that the proposal would be in accordance with the development plan Basingstoke and Deane Borough Local Plan (2006-2011) (summary attached) as it would not materially harm the character of the area or the amenity of local residents in accordance with Policy E1 (Development Control). It will supply essential educational provision as required by Policy CP10 (Infrastructure Provision) and paragraph 72 of the National Planning Policy Framework (Published 27 March 2012).

Condition

Time Limits

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.

2. Within three months of occupation of the development a review of the School Travel Plan should be undertaken to include measures to address the additional trips to be made as a result of the permitted development. This review shall be submitted to and approved in writing by the Local Planning Authority and once approved shall be thereafter implemented.

Reason: To minimise congestion and parking on the highway

Case Officer

Katherine Snell

Date...30 May 2012.....

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

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Richard Read

Date...30 May 2012.....

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

National Planning Policy Framework (Published 27 March 2012)

8. Promoting healthy communities

72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

Basingstoke and Deane Borough Local Plan Review (2006)

Policy E1 – Development Control

Proposals for new development will be permitted provided that they are of a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. All development proposals should therefore:

- i. Respond to the local context of buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design; extensions should respect their host building
- ii. Provide a comprehensive landscaping scheme, where appropriate, enabling the development to successfully integrate with the landscape and surrounds, and not result in the loss of or have a potentially adverse impact on protected trees; and
- iii. Not generate traffic of a type or amount inappropriate for roads, properties or settlements in the locality, and provide safe and convenient access for all potential users, integrating into existing movements networks and open spaces; and
- iv. Provide a co-ordinated and comprehensive scheme that does not prejudice the development of adjoining land; and
- v. Incorporate features to minimise the energy consumed in the construction and future use of the building, conserve water and minimise water use; and
- vi. Create attractive public spaces, which are safe, minimise opportunities for crime, facilitate public enjoyment, and foster the legibility of the built environment; and
- vii. Minimise the potential for pollution of air and soil and not create noise or light which harms living and working conditions or the public's enjoyment of the built and natural environment.