

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

Applicant: Hampshire County Council

The creation of 5 additional car parking spaces and the construction of a new pedestrian entrance and associated landscaping works at South View Infant School, Shooters Way, Basingstoke, Hampshire RG21 5LL (Application No. BDB/76405)

(Received: 1 May 2012)

General

Planning permission is sought for 5 additional car parking spaces and the creation of a new pedestrian site entrance and associated landscaping works. It is the intention that the existing pedestrian gate will remain open for the use of Junior School Pupils. The new entrance is required to ensure on site safety for Infant School pupils who currently walk along the access road to the Infant School car parking at peak vehicle arrival and departure times. The proposed car parking bays are to be placed on a grassed area to the right of the access road to the Infant School. To provide the car parking bays 3No Acer trees are to be removed and replaced with 1No Hornbeam to the rear of the new car park bays and 1No Hawthorn along the frontage of the Junior School. To enable the creation of the new entrance three trees directly in front of the new gate will be felled.

The existing number of car parking spaces totals 24, the proposed total of car parking spaces is 29. There are currently 69 staff working at South View Infant School. There are 10 classrooms and a nursery within the School building.

Development Plan

The appropriate development plan document for consideration is the Basingstoke and Deane Borough Local Plan Review (2006). The relevant policies are E1 (Development Control) and E6 (Landscape Character).

Consultations

Councillor Frankum	Have been consulted on the application, no comments received.
Basingstoke and Deane Borough Council	Have been consulted on the application, no comments received.
Highway Authority	Raise no objection subject to the submission of a Construction Traffic Management Plan.
Rights of Way	Raise no objection to the proposed development.

Commentary

No issues have been raised in relation to this planning application. Approval of the proposed development would not result in a significant increase in trips to and from the School site at peak periods. The additional pedestrian gate would provide an improvement to the onsite safety of pupils as there would be a reduction in the number of pupils walking along the access road at peak times to gain access to the classrooms. The removal of a small number of young trees will not significantly alter the local character of the area. Replacement tree planting is proposed to compensate for the loss of some of the trees. The proposal is in accordance with the development plan document policies and therefore it is recommended that planning permission is granted subject to conditions.

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 (summary attached) and would not materially harm the character of the area (E1 and E6) or the amenity of local residents and would be acceptable in terms of highway safety and convenience.

Conditions

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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 0900; and in the afternoon between 1500 and 1530.

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, unless otherwise agreed beforehand in writing with the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties.

Landscaping

5. Two replacement trees shall be planted on the School site, 1No Hornbeam and 1No Hawthorn, by the end of the first planting season following the completion of the development. Any of the trees 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.

Case Officer
Kristina King

Date.....02/07/2012.....

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

.....Peter Chadwick.....

Date...02/07/2012.....

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

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 movement 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.

Policy E6 – Landscape Character

Planning permission will only be granted where it is demonstrated that the proposals will be sympathetic to the landscape character and quality of the area concerned.

Development proposals should contribute to the regeneration, restoration, repair or conservation of any landscape likely to be affected. In particular they should respect, and improve the following:

- i. The particular qualities of the relevant Landscape Character Area as defined in the Basingstoke and Deane Landscape Assessment; and
- ii. Visual amenity and scenic quality; and
- iii. The setting of a settlement, including important views to, across and out of settlements; and
- iv. The local character of buildings and settlements, including importance open areas; and
- v. Trees, hedgerows, water features and other landscape elements and features; and
- vi. Historic landscapes, features and elements

Consideration will also be given to the impact that development would have on sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way.

The designation of the North Wessex Downs AONB reflects the national importance of that landscape. In addition to the other requirements of this Policy, applications for development in the AONB will be determined in accordance with the policy in PPS7 also having regard to the setting of the AONB.