

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

**Applicant: The Hurst Community School**

**Removal of the existing asbestos cement sheeting by specialist and re-cladding using Kingspan composite sheeting type codes KSI000RW(Roof) KSI000MR(Walls), and associated mechanical and electrical works. at The Hurst Community School, Brimpton Road, Baughurst, Tadley RG26 5NL (No. BDB/76516)**

**(Received: 23 May 2012)**

**General**

See supporting statement submitted with application.

**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 Policy C7 (Leisure and Community facilities or Open Space).

**Consultations**

**Baughurst Parish Council** has no objection.

**Basingstoke and Deane Borough Council** has no objection.

Environmental Health officer at **Basingstoke and Deane Borough Council** comment that “we would remind the company undertaking the works to notify the appropriate enforcing Authority of the work prior to commencement and to perform the works according to the provisions of current safety legislation.”

**Environment Agency** has no objection.

The **Highway Authority** has no objection.

**Newbury Town Council** has been informed but not responded.

**Councillor Tucker** has been informed but not responded.

**Commentary**

It is considered that there are no significant environmental or amenity impacts associated with this application and the improvements are necessary to meet the needs of the local community. 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 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 improve the facility as supported by Policy C7 (Leisure and Community facilities or Open Space).

## **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.

### Hours of Working

2. 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.

3. 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.

### Environmental Control

4. 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.

Landscaping

6. No work shall be carried out within the crown spread of any existing trees which are to be retained or within the landscape belts identified on the approved plans. In particular, the trees to the south of the proposed access route for the compound area as marked on drawing number C06616-01 dated 02/04/12. Neither shall any materials be stored nor any site huts located within the spread of the retained trees or within the protected landscape belts.

Reason: To protect the health and stability of the trees to be retained on the site.

**Case Officer** .....

**Katherine Snell**

**Date**...05/07/2012.....

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

.....Adrian Flavell.....

**Date**...05/07/2012.....

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

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**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.

**Policy C7- (The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities or Open Spaces)**

Proposals for the redevelopment, replacement or improvement of existing leisure and community facilities or public open space and private open space, will be permitted provided that:

- i. The replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility, and there will be no reduction in the overall capacity of leisure facilities and/or open spaces in the area of the development to accommodate demand; or
- ii. The Council accepts that there is no need for the existing facilities either now or in the foreseeable future and a clear environmental justification can be made for an alternative use; or
- iii. The proposed development will be of sufficient benefit to the community to outweigh the detriment caused by the loss of the existing facility or open space; or
- iv. Development proposals will improve facilities ancillary to its use Where considered necessary, proposals involving the loss of recreational facilities or open space (as described above) should be accompanied by a detailed assessment of the current supply of facilities, their quality and an assessment of need.