Hampshire County Council
Director of Economy, Transport & Environment

Applicant: Hampshire County Council

Installation of temporary single classroom modular building at Alverstoke County Infant School, Ashburton Road, Gosport, Hampshire PO12 2LH (No. K3347/2)

(Received: 6 July 2012)

General

See supporting information submitted with application.

Development Plan

Gosport Borough Local Plan Review Adopted May 2006 shows the site as existing school site within the defined Urban Area Boundary for Gosport. The proposed development accords with Policy R/DP1 (General Standards of Development within Urban Areas) and paragraph 72 of the National Planning Policy Framework (Published 27 March 2012)

Consultations

The **Highway Authority** has no objection subject to highways safety conditions.
Gosport Borough Council officer recommends objection due to lack of evidence that the increase in pupil numbers will not cause traffic or parking issues for local residents.
Councillor Edgar comments that "As I understand it, this will be a modern high quality temporary facility that will enable an outstanding school to educate more local children locally. Therefore I fully support the application."
Councillor Carter comments that "I am fully aware of the pressure for places this school is facing and I am in total support of this application.
The Ashburton Road area is somewhat congested however the school has I believe a positive travel plan as I have observed children being walked to school.
I note that in the Highways section of the Planning Statement you comment upon on site parking and that 1 extra parking space will be provided."

Commentary

The objection from the planning officer at Gosport Borough Council is noted, however the classroom is a minor instillation and only requested for a temporary period. There is to be an additional parking space provided within the school grounds to help accommodate the increase in staff. There have been no objections received by local residents on highway safety or amenity grounds and 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.

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 needs of the local community. Therefore, temporary planning permission subject to conditions is recommended.

Recommendation

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

Reasons for Approval

1. It is considered that the proposal would be in accordance with the development plan Gosport Borough Local Plan Review Adopted May 2006 (summary attached) as it would not materially harm the character of the area or the amenity of local residents in accordance with Policy R/DP 1 (General Standards of Development with the urban Area) and would be acceptable in terms of highway safety and convenience. It will supply essential educational provision as required by paragraph 72 of the National Planning Policy Framework (Published 27 March 2012).

Conditions

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.

Hours of Working

2. 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.

Highways

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. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the building works being deposited on the public highway. These 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 building works. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway.

   Reason: In the interests of highway safety.

Case Officer ……..
Katherine Snell

Date……23/08/2012……

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

……P Chadwick……

Date……23/08/2012…….

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

Hampshire Minerals and Waste Core Strategy DPD 2007