
Site Address: Cowplain School, Hart Plain Avenue, Waterlooville, PO8 8RY

Proposal: Proposed works to include erection/replacement to critical areas of perimeter security boundary comprising open-welded mesh fencing & associated vehicular/pedestrian entrance gates (including access control).

Application Type: Full Planning Permission

Application No: APP/22/00893 Expiry Date: 06/01/2023

Applicant: Mr Gates
The Cowplain School

Agent: Mr Palmer Case Officer: Arleta Miszewska
Kendall Kingscott

Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

Cowplain School, Hart Plain Avenue, Waterlooville, PO8 8RY

The application site includes a north-eastern portion of the Cowplain School grounds, which accommodates the main school building, a separate, detached nursery building, staff and public car parking areas, children's playground, associated internal access roads and soft landscaping.

2 Planning History

APP/17/00241 - Replacement of existing Artificial Grass Pitch (AGP) with new 3G artificial grass pitch surface together with installation of six new goal storage areas adjoining the North Western and south Eastern longitudinal AGP perimeter (three storage areas per side of the pitch). Installation of new 1.20m high pitch perimeter barrier with associated gated entrances adjoining the North Eastern AGP perimeter to segregate the pitch playing area from adjoining new pedestrian area. Installation of new hard standing area adjoining the North Eastern AGP perimeter complete with associated porous asphalt surfacing for pedestrian access, goals storage, spectator viewing space and vehicular maintenance access. Installation of a new paved mowing margin and vegetation barrier sized 600mm wide around the external AGP perimeter., PERM,19/06/2017

APP/19/00915 - Alteration to existing school road layout to include resurfacing and hard standing adaptations; installation of secure boundary fencing, vehicle and pedestrian gates; replacement of 2No. external doors on north elevation of main school building., PERM,12/11/2019

APP/21/00317 - Erection of 2No. dining/multi-use canopies., PERM,11/05/2021

APP/21/00863 - Replacement of existing timber frame doors to plant areas and metal frame doors and windows to rest of the building, for new replacement security aluminum frame entrance doors and windows. New render coat directly applied to existing brickwork at first floor level in off-white colour. Same off-white colour to be applied to the existing render panels. New aluminum brise soleil to the south and west elevations. New marshalls deterrent paving to north and west elevations to provide pedestrian collision protection when windows in the open position., PERM,22/09/2021

APP/22/00692 - Installation of a 18m x 8.4m modular building for use as a classroom, 2 practice rooms, store room and teacher office, PERM,12/10/2022

APP/22/00838 - Drainage works to improve drainage of school playing fields. Under consideration.

APP/22/00837 - Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping. Under consideration.

3 Proposal

3.1 The application seeks planning permission for the erection of anti-climb, open-welded mesh fencing consisting of a powder-coated steel wire fencing with support posts and gates. The fencing would include:

- * a 2.4m height fencing installed around the car parking area to the south-west and west of the existing, single-storey nursey building,

- * a 2.4m height fencing installed alongside a footpath connecting the nursery building with the main school building running into the internal courtyard area within the western parts of the school building which accommodates staff car parking spaces.

- * small sections of the 2.4m height fence with gates at the front of the school building and the eastern elevation, fencing off a staff car parking located within the north-eastern corner of the site.

- * sections of a lower, 1.2m height fence with gates predominantly located at the frontage and on the eastern boundary of the site.

3.2 Associated works, such as the installation of a dropped kerb at the eastern site boundary, the removal of existing and installation of new bollards across the site and minor landscaping works are also shown on the proposed plans, however, these works do not require planning permission.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS20 (Transport and Access Strategy)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in favour of sustainable development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

DM14 Car and Cycle Parking on Development (excluding residential)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No response received.

Communities Manager

No response received.

Councillor Carly Scannell - Hart Plain

No response received.

Councillor David Jenner

No response received.

Councillor E Shimbart - Hart Plain

No response received.

County Archaeologist

Thank you for your consultation regarding the installation of some perimeter security fencing. I would not raise any archaeological issues.

Education Department

No response received.

Environment Agency

No response received.

Hampshire Highways

Initial response: the general operation of the gates will not impact on the highway. However, more information required in respect of how the gates would operate. A management plan is required to ensure that traffic does not queue back onto Hart Plain Avenue. Location of dropped kerb to be confirmed, including whether it would be located within the public highway.

Final response: the new dropped kerb will be provided within the site grounds and therefore does not require separate approval for a Section 184 licence. The spaces due to be lost as a result of the new perimeter fencing will now be reallocated to the existing car park located west of the school. The original quantum of parking will be retained, which the Highway Authority considers to be acceptable. The applicant has clarified that the gates into the school will be opened in advance of the school day, remaining open until any after school activities have finished. The Highway Authority note that the gates will remain open during the school drop off and pick up times which is considered acceptable, subject to the imposition of a planning condition reflecting this requirement.

Leisure Officer

No response received.

Local Lead Flood Authority HCC

As this application relates to a site which is an application less than 1 hectare in size and less than 1000m² floor space, we would consider this as a minor application and outside of our remit.

Portsmouth Water Company

No concerns over impacts to groundwater quality. No conditions recommended.

Sport England

The proposed development does not fall within either our statutory remit or non-statutory remit, therefore Sport England has not provided a detailed response in this case. General advice provided in respect of a loss of sports facility, additional housing, etc.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: 4

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I support this application. In the current climate, it is important for the safety of the 1000 or so children that attend the school each day that this fencing is erected.	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon trees
- (iv) Impact on highways and car parking

(i) Principle of development

- 7.2 The proposed development is located within an established school grounds and built-up area of Havant, therefore, the principle of the proposed development, including the erection/replacement of perimeter security boundary fencing, is considered acceptable, subject to compliance with relevant planning policies, in particular those safeguarding quality design, character and appearance of areas and highways safety.

(ii) Impact upon the character and appearance of the area

- 7.3 The proposed development, as described above, would predominantly consist of a 1.2m and 2.4m high anti-climb, open-welded mesh fencing within the Cowplain School grounds. The fencing would be powder-coated and supported with posts. The proposed gate would match the fence. Given the location and scale of the proposal, it is considered that it would have a limited visual impact on the character and appearance of the site, the streetscene and the surrounding area. Thus, the proposed development would comply with the relevant planning policies in the Havant local plan, which seek to safeguard a quality development that respects the local context.

(iii) Impact upon trees

- 7.4 There are trees within and nearby the application site. None of the trees is protected with a Tree Preservation Order and the application site is not located in a Conservation Area.
- 7.5 The application is supported with an Arboricultural Impact and Mitigation by Wadey Trees (4 November 2022). The report provides an assessment of the trees that might be affected by the development, including their classification, in terms of health and contribution towards the visual amenity. The report indicates that only one tree (class C) would be removed as a consequence of the proposed development. This does not raise concerns over harm to the character or appearance of the area as the contribution of C-classed trees to the visual amenity is of a lower degree than A or B-classed trees. The report also indicates the Root Protection Areas (RPA) and outlines the methodology of works for each affected tree and hedge. It is noted that a variety of techniques has been recommended, including hand digging within RPAs.
- 7.6 In light of the above and subject to a condition listed below, the Local Planning Authority is satisfied that the submitted tree and impact assessment and the recommendations contained in the Arboricultural Impact and Mitigation Report satisfactorily demonstrate that the proposed development can be carried out on site without causing damage to trees and their roots. The development is not considered to be of a scale or nature that would impact on the overall health and/or condition of the trees. Therefore, the application is considered to comply with relevant planning policies in the Havant local plan, which seek to safeguard natural features which positively contribute towards the visual quality of areas.

(iv) Impact on highways and car parking

- 7.7 The applicant has confirmed that the school gates shown on the plan as EG-8 will be open during the school drop off and pick up times. The car parking spaces due to be lost as a result of the new perimeter fencing will be reallocated to the existing car park located west of the school. The original quantum of parking will be retained, which the

Highway Authority considers to be acceptable. In light of this, the proposed development is not considered to cause severe harm to the highways safety and the flow of traffic in Hart Plain Avenue.

8 Conclusion

- 8.1 Pulling all together, it is considered that the proposed development would have acceptable impacts, in terms of design, character and appearance of the area, trees and highways safety. The public benefit of improving security of children attending the school, as expressed in third party comments, is taken into consideration and attracts further weight in favour of the development. In conclusion, it is considered that the application accords with the aims and objectives of the NPPF and the local development plan for Havant, as set out above, and can be recommended for planning permission, subject to conditions listed below.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00893 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

220493-0507 P1 Proposed Perimeter Details

220493-0502-P1 Proposed Plan (Extract A)

220493-0503-P1 Proposed Plan (Extract B)

220493-2003-P3 Proposed Plan Parking (Extract C)

220493-0505-P1 Proposed Plan Playground (Extract D)

220493-2005-P3 Proposed Plan (Extract E)

WT 062-22 AIA, 4 November 2022

Arboricultural Impact and Mitigation by Wadey Trees (4 November 2022)

Email correspondence dated 7 March 2023 confirming that school gates EG-8 will be open during the school drop off and pick up times

Reason: - To ensure provision of a satisfactory development.

- 3 (a) Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in full accordance with the approved plan (WTP1, 3 November 2022), the recommendations contained in the Arboricultural Impact and Mitigation by Wadey Trees Chartered Consultancy (WT 062-22 AIA, 4 November 2022) and The British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) for the safeguarding of trees located within the application site and nearby not scheduled for removal during the course of the site works and building operations; and

(b) Such methods of safeguarding and protection as set out by part (a) of this condition shall be maintained for as long as construction is taking place at the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage throughout the construction period and in the interests of amenity in accordance with Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) March 2011 and the Havant Borough Design Guide SPD December 2011.