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

Proposal: Variation of conditions 4 and 5 of planning permission APP/22/00692 to relocate the building due south and 3.5m away from existing onsite drainage.

Application Type: Variation/Relief of Condition

Application No: APP/23/00582 Expiry Date: 26/09/2023

Applicant: Mr Gates
Cowplain School

Agent: Mr Bessant Case Officer: Selina Donophy
JB Architecture Design Ltd

Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Hart Plain Avenue and comprises a complex of buildings housing Cowplain School.
- 1.2 The surrounding area is residential in character.

2 Planning History

03/62148/000 - Hampshire County Consultation with regard to the construction of floodlit synthetic turf pitch (STP) and multi use games area., PERM,15/12/2003

05/62148/001 - Consultation by Hampshire County Council for the construction of floodlit synthetic turf pitch (STP) and multi-use games area (MUGA)., RO,18/08/2005

05/62148/002 - Consultation by Hampshire County Council for conversion and extension of the current caretaker's house into a business and enterprise centre., RO,31/08/2005

08/62148/003 - Consultation by Hampshire County Council for retrospective application for siting 2No. closed circuit TV cameras - one on each flood lighting column. , PERM,17/04/2008

08/62148/004 - Consultation by HCC to increase the height of the fencing around the schools all weather pitches to make unauthorised access more difficult. , PERM,03/07/2008

10/62148/005 - Sports hall recladding., PERM,08/04/2010

APP/15/01374 - First floor side extension, front porch and external alterations., PERM,10/02/2016

APP/16/00987 - New facade overclad system with a mix of insulated brick slip cladding and insulated render cladding. New replacement PPC aluminium frame windows and doors and PPC aluminium frame curtain walling glazing & solid panels., PERM,31/10/2016

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., PERM,23/03/2023

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., PERM,

APP/22/00893 - 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)., PERM,23/03/2023

3 Proposal

Variation of conditions 4 and 5 of planning permission APP/22/00692 to relocate the building due south and 3 m away from existing onsite drainage.

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

CS1 (Health and Wellbeing)

CS16 (High Quality Design)

CS7 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comment received

Councillor E Shimbart - Hart Plain

No comment received

Councillor James Blades

No comment received

Developer Services, Southern Water

Southern Water have the following comments to make with respect to variation of conditions 04 and 05.

The submitted site plan (Drawing number 01) indicating 3 meters easement to surface water sewer would not be satisfactory to Southern Water.

The 450 mm diameter surface water sewer requires a clearance of 3.5 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. These drainage apparatuses might be diverted, or layout redesigned.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Developer Services, Southern Water

Further comments received following amended plans submitted by the applicant

The submitted drawing (Drawing No: 01 Rev-A) indicating easement of 3.5 meter to the public surface water sewer would be satisfactory to Southern Water.

Southern Water has no objections to the above variation of condition 04 and 05.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Hampshire Highways

Thank you for consulting the Highway Authority on the above planning application.

The Highway Authority previously raised no objection to planning reference APP/22/00692, subject to Havant Borough Council confirming they were happy with the proposed loss in parking.

The proposed alteration to conditions 4 and 5 does not have any implications on the highway, meaning the Highway Authority are satisfied that the proposed development will have no adverse impact on the local highway network.

The Highway Authority therefore recommends no objection to the proposed development.

Portsmouth Water Company, PO Box 8

Portsmouth Water have reviewed the application and associated documents for application reference APP/23/00582 and have no concerns regarding impacts to groundwater quality.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk

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: 42

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 residential amenity
- (iv) Parking provision
- (v) Public sewers

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.3 This variation of condition application seeks to relocate the music classroom building as previously approved under APP/22/00692 . The building would be moved south of the previously proposed siting to the area of grass between the two areas of car park. The design would remain the same as previously approved - it would be located within the school complex and is not deemed to result in harm to the character of the area .Although there would be some loss of the grass area , this does not appear to constitute an area used for sport or recreation and whilst ideally this would be retained , this has meant that the parking area would now be retained.

- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main buildings and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.5 Whilst there are residential properties towards the east, there is an intervening internal access road. The design and access statement comments that the two small music practice rooms have been located on the opposite side to the eastern boundary away from the nearby residential properties.

- 7.6 Consequently, it is considered that the proposal will not appear overbearing/lead to overlooking nor create adverse noise and would have limited and acceptable impact on the properties nearby, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.7 The proposal would not result in any loss of parking as it would now be located on the grass area.

(v) Public sewers

- 7.8 There is a public sewer located to the north of the site - initially Southern Water have objected to the siting due to the 3 metre siting of the building away from the sewer however this has now been moved to 3.5 metres away from the site and this has now been deemed acceptable by Southern Water who have removed their objection.

8 Conclusion

- 8.1 In conclusion, the proposed development is considered acceptable in terms of impact on the character and appearance of the area/residential amenity

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00582

(A) 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:

07 Sep 2023
26 Jul 2023
ELEVATIONS

PL.715.23-01 A
PL.715.23-02

AMENDED SITE PLAN
PROPOSED PLANS AND

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.