



Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property Services
Three Minsters House
76 High Street
Winchester
SO238UL

Application No: **APP/21/00086**

HCC Ref: HVE022

For: Hampshire County Council

Date of Application: 27 January 2021

Hampshire County Council, as Local Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 7 conditions:

Development: **Installation of a single modular classroom building**

Site address: **Glenwood School, Washington Road, Emsworth PO10NN**

Reason for Approval

It is considered that the proposal would be in accordance with the relevant policies of the Havant Borough Local Plan: Core Strategy (2011), would not materially harm the character of the area or the amenity of local residents, and would be acceptable in terms of highway safety and convenience.

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.

All enquiries should be referred to the Economy, Transport & Environment

Department, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055

**Director of Economy, Transport
& Environment**
23 March 2021



Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **APP/21/00086**

Continued

2. The development hereby permitted shall be for a limited period only, expiring on 24th March 2028 or when the education use ceases, whichever is the sooner. On or before this date the modular building referred to in this planning permission and any associated materials and equipment shall be removed from the site. The land shall be restored to its former use and condition, as shown on drawing M3118/103 Rev B.

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, and to ensure the reinstatement of the land after use.

Hours of Working

3. No work relating to the construction of the development hereby permitted, (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 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.

4. Access to the development site by any traffic associated with the construction/demolition (i.e. delivery vehicles, contractors' cars, or plant and machinery) on normal school days is to be restricted and controlled by the school in agreement with the contractors.

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 and to ensure the developments accords with Policies CS20 (Transport and Access Strategy) and DM12 (Mitigating the Impacts of Travel) of the Havant Borough Core Strategy (2011).

5. A Construction Traffic Management Plan, including lorry routing, the provision for contractor's vehicle parking and turning spaces, measures to prevent mud being deposited on the highway and a programme for the construction shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the development is commenced and maintained for the duration of the development.



Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **APP/21/00086**

Continued

Reason: In the interests of highway safety in accordance with Policies DM11 (Planning for More Sustainable Travel) and DM12 (Mitigating the Impacts of Travel) of the Havant Borough Local Plan (Core Strategy) 2011.

6. A School Travel Plan shall be submitted to and approved in writing by the County Planning Authority within six months of the proposed modular classroom building being brought into use. The approved measures shall be implemented thereafter.

Reason: To support sustainable transport policy having due regard to Policies DM11 (Planning for More Sustainable Travel) and DM12 (Mitigating the Impacts of Travel) of the Havant Borough Local Plan (Core Strategy) 2011 and paragraphs 102-103 of the National Planning Policy Framework (2019).

Materials

7. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to Policy CS16 (High Quality Design) of the Havant Borough Local Plan (Core Strategy) 2011.

Plans

8. The development hereby permitted shall be carried out in accordance with the following approved plans: **M7072-101RevA, M7072-103RevA, M7072-201RevA, M7072-102RevA**

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In determining this planning application, Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **APP/21/00086**

Continued

2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.