



Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

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

Application No: **APP/20/00422**

HCC Ref: HVE018

For: Hampshire County Council

Date of Application: 29 May 2020

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: **Rachel Madocks School, Eagle Avenue, Waterlooville PO8 9XP**

Reason for Approval

1. It is considered that the proposal would be in accordance with the relevant policies of the Havant Borough Local Plan (2011) and 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 for a limited period only, expiring on 31st July 2027 or when the education use ceases, whichever is the sooner. At the expiration of this period the building (as identified in drawing number: M7023-502 Rev A) shall be removed and the land reinstated to its former condition within 6 months.

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**
20 July 2020

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Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to ensure the reinstatement of the land after use.

Hours of Working

2. 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 Policy CS20 (Transport and Access Strategy) of the Havant Borough Local Plan (Core Strategy) 2011.

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 and to ensure the developments accords with Policy CS20 (Transport and Access Strategy) of the Havant Borough Local Plan (Core Strategy) 2011.

Materials

4. 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 in accordance with Policy CS16 (High Quality Design) of the Havant Borough Local Plan (Core Strategy) 2011.



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Highways

5. No development hereby permitted shall commence until a Construction Traffic Management Plan (to include details on the daily and total number and size of lorries accessing the site, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles) and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and in accordance with Policy CS20 (Transport and Access Strategy) of the Havant Borough Local Plan (Core Strategy) 2011.

6. A School Travel Plan (Sustainable Travel Accreditation and Recognition for Schools (STARS) accreditation) shall be submitted to and approved in writing by the Local Planning Authority within six months of occupation. The approved measures shall be implemented thereafter.

Reason: To support sustainable transport policy in accordance with Policy CS20 (Transport and Access Strategy) of the Havant Borough Local Plan (Core Strategy) 2011.

Plans

7. The development hereby permitted shall be carried out in accordance with the following approved plans: **M7023-501RevA, M7023-502RevA, M7023-503RevA, M7023-601RevA**

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

Notes to Applicant

1. In determining this planning application, the 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.

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2. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake tree felling works outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is no alternative to doing the work in during this period then a thorough examination of the tree must be carried out before works start. If occupied nests are present then work must stop in that area, and felling can only recommence once the nest becomes unoccupied of its own accord.
3. 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.