

Recommendation: **RAISE NO OBJECTION**

Hampshire County Council consultation (HCC/2020/0299) in relation to installation of a single modular classroom building at Rachel Madocks School, Eagle Avenue, Waterlooville PO8 9XP.

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

CS16 (High Quality Design)
CS7 ()

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

7 Planning Considerations

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) Appropriateness of design
- (iii) Effect on the neighbouring properties

- (iv) Impact on parking / highways
- (v) Landscaping
- (vi) Ecology
- (vii) Archaeology

(i) Principle of development

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

(ii) Appropriateness of design

- 7.2 The proposal for a temporary single classroom modular building for a period of 7 years. The unit will have a shallow mono pitched roof, be single storey, and the elevations will be clad externally with Western Red Cedar. The windows and doors frames will be dark grey in colour and be of a style similar and colour to the existing main school building. Windows facing the western boundary of the school site will be kept to a minimum due to adjacent properties. The windows will also have anti-glare film applied to minimise any sunlight reflection. The proposed building will be sited to the north-western elevation on a grass area adjacent to the main school building. A new tarmac footpath will connect the classroom back to the existing hardstanding/footpath. The visible parts of the building are considered to be of an appropriate design, and will not have a detrimental impact on the visual amenity of the surrounding area.

(iii) Effect on the neighbouring properties

- 7.3 This will be visible from Hemlock Road and Eagle Avenue however the building will be single storey with a low mono pitched roof, and will project no closer to the public area than the existing main school building. Due to the proximity from the residential properties, it is not considered that the proposal would have an adverse impact on the amenities of the local residents

(iv) Impact on parking / highways

- 7.4 The submitted planning supporting statement confirms that the proposal will result in an additional 1 full time and 2 part time members of staff, 3No. additional parking spaces are to be provided prior to the occupation of the additional classroom, resulting in 61 car parking spaces, one of which is a disabled space, being available for 64 full time equivalent members of staff. This document also shows the pupils enrolled are likely to increase by 3 in 2020/2021.
- 7.5 Havant Borough Council Parking Supplementary Planning Document 2016 (SPD) sets out the Councils requirements for D1 Educational Requirements. For schools there is a requirement for 1 space per teaching member of staff and 2 spaces per 3 non-teaching staff. The Transport Checklist provided shows that there will be a split between teaching (17 full time members of staff) and non-teaching (48.5 Full Time Equivalent members of staff) which would require a total of 60.6 car parking spaces made available. It is therefore considered that the 61 car parking spaces are likely to meet the Councils parking standards. The SPD also states that all new educational establishments or expansions of more than 50sqm will require a transport appraisal and school travel plan to determine provision and facilities. The plan and transport

appraisal or assessment is required to identify and justify any allocation to staff, students or community users. It is for the County Council as highways authority to consider any potential highway impacts on Eagle Avenue.

(v) Landscaping

- 7.6 Due to the proposed location of the modular classroom, 2 native species trees will be planted along the western boundary to enhance screening to adjacent properties.

(vi) Ecology

- 7.7 The County Ecologist has carried out a desktop assessment and concludes that there is negligible potential for negative ecological impacts from the submitted scheme.

(vii) Archaeology

- 7.8 The County Archaeologist has found no known areas of archaeological interest at the proposed location of the new classroom.

8 Conclusion

- 8.1 Subject to the consideration of the above comments and the following conditions, it is recommended that no objection is raised.

- 8.2 The Council's letter should state:

Raise No Objection subject to Hampshire County Council as Highways Authority being satisfied that the development is adequately served by on site parking and that a suitable transport appraisal and school travel plan have been provided to ensure that potential highway impacts are suitably addressed and if appropriate mitigated. The following conditions are also recommended:

9 RECOMMENDATION:

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/20/00422 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:

Planning statement - 29 May 2020
Design and access statement - 29 May 2020
Ecological desktop assessment - 29 May 2020
Transport checklist
Archeaological statement
Location plan M7023-501 (rev a)
Proposed site plan - M7023-502 (rev a)
Existing site plan - M7023-503 (rev a)
Proposed GA and Elevations - M7023-601 (rev a)

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.