
Site Address:	Woodcroft Primary School, 37 Woodcroft Lane, Waterlooville, PO8 9QD		
Proposal:	Application for Non-material amendment to Planning Permission APP/20/00160 relating to conditions 9 & 14.		
Application No:	APP/20/00426	Expiry Date:	02/07/2020
Applicant:	Mr Prior Guinness Development Ltd		
Agent:	Mrs O'Brien Exbury Homes Ltd	Case Officer:	Daphney Haywood
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Woodcroft Primary School, 37 Woodcroft Lane, Waterlooville, PO8 9QD comprises an existing housing development site.

2 Planning History

98/59532/001 - Erection of 1.8m high vertical bar, blunt top, black painted iron railings and gates on north-east boundary and 1.8m high black Paladin fencing along part of so uthern boundary st and southern boundaries, RNO,16/03/1998
09/59532/002 - Conversion of the existing 3 form entry junior school building into a 1 form entry primary school, with the demolition of the existing 3 form entry infant school and playground for the construction of a grass playing pitch. , PERM,07/04/2009
APP/15/00538 - Consultation by Hampshire County Council for change of use from a paddock to a grass playing field., RNO,19/06/2015
APP/15/01235 - Outline application for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue with all other matters reserved. (Approved 05.08.2016). Request to discharge condition No/s 4 and 13 (12.04.2019). Request to discharge condition No. 12 (10.05.2019). Request to Discharge Conditions 5 and 10 (14.05.2019)., PERM,05/08/2016
APP/17/01269 - DOC condition 11, UNK,
APP/19/00281 - Reserved matters application following Outline Planning Permission APP/15/01235 and APP/19/00339 relating to appearance, landscaping, layout and scale for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue., PERM,11/10/2019
APP/19/00339 - Variation of Condition 3 of Planning Permission APP/15/01235 relating to wording to be amended from provision of replacement layby to be approved and provided prior to commencement of development, to prior of first occupation. Request to Discharge Conditions 4,5,10, 12 and 13 (09.09.2019)., PERM,29/08/2019
APP/19/01183 - Variation of Condition 10 of Planning Permission APP/19/00339 altering the timing of the footpath link to the west from 'prior to occupation' to 'prior to practical completion of entire site'. , PERM,09/03/2020
APP/20/00160 - Variation of Condition 10 of Planning Permission APP/19/00339 relating to omitting reference to the emergency linked access onto Eagle Avenue., PERM,22/05/2020

APP/20/00176 - Variation of condition 5 of planning permission APP/19/00281 relating to approved materials to allow for brickwork elevations., PERM,20/05/2020
APP/20/00427 - Application for non-material amendment to Planning Permission APP/20/00176 relating to conditions 6 & 7, landscaping., DEL,

3 Proposal

Application for Non-material amendment to Planning Permission APP/20/00160 relating to conditions 9 & 14 which read as follows:

9

The development shall be constructed in accordance with the submitted Phase 1 Environmental Assessment dated August 2019 (reference CCL03230.CJ58) approved under reserved matters APP/19/00218.

Reason: In the interests of ecology and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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The materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, shall comprise Pricketts Autumn Blend bricks and Close boarded 1.8m high fencing in accordance with the approved Landscape Strategy Plan DD275L01G approved under reserved matters APP/19/00281. The development hereby permitted shall be completed in accordance with the approved specification.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

In respect to 9 the reference to approved under reserved matters APP/19/00218 is incorrect and unnecessary.

In respect to 14, the Landscape Strategy Plan DD275L01G has been incorrectly referenced and should read Landscape Strategy Plan DD275L01J.

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Planning Considerations

5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section

96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

5.2 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 and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the character of the area

5.4 The proposed changes are to correct errors on the decision notice and there is no change to the impact on the character of the area.

(iii) Effect on neighbouring properties

5.5 The proposed changes are to correct errors on the decision notice and there is no change to the impact on neighbours.

6 Conclusion

6.1 The proposed changes are not considered to result in a material change to the extant planning permission and approval is recommended.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00426 subject to the following conditions

The development shall be constructed in accordance with the submitted Phase 1 Environmental Assessment dated August 2019 (reference CCL03230.CJ58). Reason: In the interests of ecology and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, shall comprise Pricketts

Autumn Blend bricks and Close boarded 1.8m high fencing in accordance with the approved Landscape Strategy Plan DD275L01J. The development hereby permitted shall be completed in accordance with the approved specification.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework