

Recommendation: **GRANT PERMISSION**

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 overlaid 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

3 Proposal

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.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS7	()
CS8	(Community Safety)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection.

Crime Prevention

The proposal is to replace the main access door and a nearby escape door with aluminium doors. The documentation does not include any security specification for these doors. However, to provide for the security of the school they should be third party certificated to LPS 1175:2014 SR2 or LPS 2081 :2016 SR B. The glazing within the sidelights at the main door should incorporate a pane of laminated glass to BSEN 356:2000 class P2A.

The installation of the gates and fencing will create pinch points which may create a

crush especially at the close of the school day, some consideration will have to be given as to how to manage this.

The plans show a number of different gates, care should be taken with the design and construction of the gates to ensure that any fittings, such as handles, locks, etc. do not provide footholds and hand holds that facilitate overcoming the gate.

Officer Note

This advice has been forwarded to applicant

Southern Water

No objection

Exact position of public foul sewer must be determined on site before the layout is finalised

No tree planting within 3m; no soakaway, swales, ponds, watercourses or other surface water features within 5m; all existing infrastructure should be protected during construction

Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership;

The impact of any works within highway/ access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under NRSWA enquiry in order to protect public apparatus.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" and Sewers for Adoption with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers and rising mains and water mains.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Officer Note:

The alignment of the sewer should not affect the proposed development and these comments have been forwarded to the applicant

Engineering/Drainage

None received

Hampshire Highways

As there is no alteration to the existing access arrangements I confirm the Highway Authority have no adverse comment to make and do not object to this proposal

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: 38

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) Highways, parking and trees
- (v) Crime Prevention/Community Safety

(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. There are currently no physical barriers and separation between the school and public roads. Consequently the aim of the development by the school is to make safeguarding improvements, improve site access and security and the separation of children from vehicles. Such aims would be in accordance with policies CS7 and CS8.

The proposal would involve:

- a) the erection of green coated palisade style fencing with a height of 1.2m being erected in front of the school building behind the service road - this would prevent vehicles stopping outside the school doors and separate children from cars;
- b) the erection of green coated palisade style fencing with a height of 1.8m along the eastern side boundary with "tradesmen" gates set some 39m within the site allowing access to the side car park but denying access to the rear of the site
- c) the erection of green coated palisade style fencing with a height of 1.8m and gates enclosing the staff car park within the courtyard of the school and additional hardstanding to form replacement/additional service/parent/visitor bays
- d) the erection of green coated palisade style fencing with a height of 1.8m and gates from the western elevation of the school across to the tennis court fencing, thus securing the nursery and wider school grounds
- e) the realignment of the western access road to remove existing pinch point
- f) replacement of 2 main front doors

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

Where most visible (ie parallel to the highway) the proposed fencing would only be 1.2m high and green coated. This would be set behind the frontage beech hedge and as such would be screened and not be visually harmful to the wider street scene. The remaining 1.8m high fence would be set back sufficiently within the site, or against the eastern boundary, to be considered unobtrusive to the setting of the site. The proposed replacement front doors would bring a more contemporary, functional image but in the scale of the host building would not be visually harmful (it is also noted that in this case replacement doors more than 5m away from the highway are in isolation normally permitted development under Class M of Part 7 of the GPDO 2015 as amended).

(iii) Impact upon residential amenity

The proposed fencing to the eastern boundary would run along the shared boundary with No 37 Hart Plain Avenue and replace some old chain link fencing. It would extend right to the back edge of the highway where the last couple of metres is currently a lower fence. This property has its drive abutting the site and the open nature of 1.8m high palisade fencing is not considered to be overly enclosing or intrusive to this side boundary to have any detrimental effect on neighbouring amenity.

(iv) Highways, parking and trees

The proposal does not alter the access points with the adopted highway but does propose some internal reconfiguration of the internal service roads. At the western end the current narrow alignment does not allow for 2 large vehicles to pass and hence the curve is being increased. This would involve the realignment of the grass verge either side of the access where the trees are. The significant tree is the pine, and the verge beneath this tree is unaffected with no direct works beneath its canopy. However the verge under the oaks and ash trees would be re-shaped - these trees are smaller and younger and would be retained. A Tree Method Statement has been provided and the arborist has made no objection to the proposal.

In terms on availability of on site parking, the proposed fencing enclosing the staff car park results in the loss of a couple of spaces. However to counter this it is proposed to re-align the spaces in front of the new fence and extend the hardsurfing slightly to provide a row of visitor/parent/service parking bays.

(v) Crime Prevention/Community Safety

The Crime Prevention officer has provided some advice regarding the security specification of the proposed replacement doors and these have been forwarded to the agent/applicant for their information. He also comments that the proposal may create some pinch points with associated crush at the end of the school day. The school currently man the school grounds at 3pm and have to close the western access and keep vehicles on site whilst children vacate the premises to avoid vehicle/pedestrian conflict. Whilst the proposed fencing would funnel children exiting the site to new gates, the overall improvement to site security and conflict with vehicles would improve safety at the site as a whole. It is considered that sufficient number of gates are proposed across the site to give children adequate choice in direction of exit to disperse.

8 Conclusion

The proposed fencing, gates, internal road re-alignment and doors are considered appropriate to the setting and visual appearance of the site and would not be harmful to the visual appearance of the area, in accordance with policies CS11 and CS16. The proposed security improvements would help to safeguard the children at the school in accordance with policies CS7 and CS8. The proposal is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00915

(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:

Design & Access Statement by Kendall Kingscott

Method Statement - Tree Protection by Kendall Kingscott

Site Location Plan Drawing Number 1100 P01

Proposed Elevation A and External Doors Drawing Number 1500 P01

Proposed Site Plan Drawing Number 2000

Reason: - To ensure provision of a satisfactory development.