
Site Address:	Bosmere Junior School, South Street, Havant, PO9 1DA		
Proposal:	Hampshire County Council application for the rebuilding of a demolished boundary wall with metal railings in place of brickwork at Bosmere Junior School.		
Application No:	APP/18/00161	Expiry Date:	14/03/2018
Applicant:	Ms A Dales Hampshire County Council		
Agent:		Case Officer:	Lewis Oliver
Ward:	St Faiths		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

Bosmere Junior School is located in South Street in the centre of Havant within the St Faiths Conservation Area. The building is narrow in shape and is positioned in the centre of the site and dates from the early 1980s. There is a hard surfaced playground to the west of the building and playing fields to the north and north west. There is a woodland area to the north east and the east of the site. A number of trees within the woodland area are protected by Preservation Orders. There is currently galvanized fencing around approximately 70% of the site. The remaining 30% of the site is formed by a boundary wall to South Street and the fences of offices and residential properties which lie to the north of the site.

2 Planning History

98/53217/002 - Tree Pruning, UNK,
98/53217/003 - Notification for the intention to crown lift Whitebeam and crown lift and deadwood Turkey Oak. Crown lift various trees within landscaped areas. All these trees are within St Faiths Conservation Area.
, RNO,27/02/1998
92/53217/001 - Demolition of temporary classrooms and making good. Erection of 2 classroom extension with ancillary accommodation. (CONSULTATION ONLY), RNO,06/03/1992
03/53217/004 - Application to crown lift to 6m and reduce canopy width by 3-4m, 2 Lime trees, both within area A1 of TPO 979., PERM,19/01/2004
04/53217/005 - Fell a Sycamore (T3) and fell 3 further Sycamores within area A1 of TPO 0979., PERM,18/11/2004
04/53217/006 - Notification of intention to re-pollard 1x Willow, cut back Sycamores encroaching on flats 21, 23, 25, 27, 29, 31 and 33 The Parchment, all within St Faiths Conservation Area., NPW,02/11/2005
07/53217/007 - Notification of intention to reduce main fork with the fruiting bodies at its base by 30% of a mature Turkey Oak within St Faiths Conservation Area., RNO,16/04/2007
07/53217/008 - Crown lift a Sycamore tree to 2.5 metres and prune overhanging branches. Crown lift trees on south-west boundary to 2.5 metres, and crown lift trees fronting South Street to 5.5 metres within St Faiths Conservation Area., PERM,11/09/2007
10/53217/009 - It is the intention of Hampshire County Council to further protect

Bosmere Junior School from issues of vandalism and unauthorised access to the school site by completing the remainder of the boundary fencing (approximately 30% of the boundary).

The remaining boundary is to be protected using palisade triple point security fencing 2.0m high the approximate location of which is shown on the attached plan. In order to allow the installation of the fencing it will be necessary to cut back a number of small branches on trees as follows and as indicated on the attached plan:

Tree 1 – *Acer pseudoplatanus* (Sycamore) to reduce one small branch by 1.5m.

Tree 2 – *Taxus baccata* (Yew) to reduce 6 branches by 1m.

Trees 3, 4, 5, 6 – *Acer pseudoplatanus* (Sycamore) to reduce one or two small branches on each of these trees by 1.5m.

Trees 7 and 8 – *Acer pseudoplatanus* (Sycamore) to fell and remove. Both these trees are young and are in a poor state.

In terms of the erection of the fencing a number of post holes will need to be dug a 2.75m spacings. The location of the posts will be determined on site in order to minimise disturbance to the roots of any trees. All post holes will be excavated using the guidance of British Standard 5837 Trees in relation to construction – Recommendations Section 11 – Demolition and construction in proximity to existing trees and in particular Page 17 paragraph 11.3.5 which read as follows:

Any excavations which have to be undertaken within the root protection area should be carried out carefully by hand, avoiding damage to the protective bark covering larger roots. Roots, while exposed, should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Roots smaller than 25mm may be pruned back, preferably to a side branch, using a proprietary cutting tool such as bypass secateurs or handsaws. Roots larger than 25mm should only be severed following consultation with an arboriculturalist, as they may be essential to the tree's health and stability. Prior to backfilling, any hessian wrapping should be removed and retained roots should be surrounded with sharp sand (builder's sand should not be used because of its high salt content which is toxic to tree roots), or other loose granular fill, before soil or other material is replaced. This material should be free from contaminant and other foreign objects potentially injurious to tree roots. , RNO,08/04/2010

APP/10/00029 - Hampshire County Council consultation for provision of pedestrian gate and adjacent fencing., PERM,08/06/2010

APP/10/00261 - Crown lift trees and shrubs to 3.5m in area G25 which overhangs the school play equipment which is due to be upgraded during the school holidays. Also to crown lift the same group of trees (G25) to 3.5m where they overhang the footpath on Park Road South and to prune back trees to clear street signs (3) and street lamps (3) to give clear light projection to the footpath. In addition, to crown lift to 3m and prune off school building (where applicable) to give a 1.5m clearance T21 and T22 (Cherries), T23 (Ash), T24 (Silver Birch), T26 (Sorbus), T27 (Almond), T28 (Cherry), T30 (Almond), T31 (Sorbus), T32 (Cherry) and T33 (Whitebeam). , RNO,26/07/2010

3 Proposal

Hampshire County Council application for the rebuilding of a demolished boundary

wall with metal railings in place of brickwork at Bosmere Junior School. The application details that it is to make safe the existing wall along South Street. The application proposes not to fully replace the brick wall, but to have railings above a reduced height wall, of the same height as the existing wall. This will allow views into the school and enable the protected trees within the site to be visible to neighbouring residential properties. The railings will be 1.9m in height at its highest element, although this will vary as the levels across the 87m length due to boundary treatment varying in height.

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

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Trees
No Objection

6 Community Involvement

This application forms a consultation request only by Hampshire County Council in relation to the development proposed. All statutory and non-statutory consultations will have been undertaken by Hampshire County Council on this basis as part of the formal planning application.

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) Impact on trees

- (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) Impact upon the character and appearance of the conservation area

The proposed replacement boundary railings will be the same height as the existing brick wall. The design of the railings has been conceived so that views of the school and backdrop of the trees can be achieved. It is considered that the proposed railings strikes an appropriate balance between providing security for the school and will improve the outlook on this part of the conservation area by allowing previously screened views to be achieved in the area. As such the proposal is considered to conserve the character and setting of the conservation area.

(iii) Impact upon residential amenity

The fencing will be visible from the properties on the opposite side of South Street, but it has been designed to blend in with the existing trees and shrubs and will therefore not have a significant effect on their amenities.

(iv) Impact on trees

The application is supported by an arboricultural method statement and tree protection scheme. In order for trees to receive appropriate protection it is necessary for remedial works

to conform to a specific sequence of operations. This work sequence together with specification for temporary protection / special construction detail / methods, this comprises remedial works that are required to replace an unstable brick boundary wall which cannot be rebuilt as would cause damage to the trees within the adjacent copse. Recommendations have been

suggested to replace the wall with metal railings, together with helical screw pile posts which will cause the minimum impact to the neighbouring trees. Arboricultural supervision is recommended, with regular visits to monitor the site trees protection, and areas of work where the use of a 'no dig' and works by hand only principles/methods within the RPA's. Furthermore essential supervision is required when the helical operation is conducted. As such given these proposed protection measures it is not considered that the development would impact the trees on the site.

8 Conclusion

The proposed development is considered acceptable and therefore no objection is raised to HCC.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/18/00161

(A)

(B) for the following reasons/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:

Reason: - To ensure provision of a satisfactory development.