

Recommendation: **GRANT PERMISSION**

92/51057/008 - New wing to social block containing 5 classrooms toilets and library and additional parking entrance and playcourt, PERM,

93/51057/011 - Change of use of Caretaker's House to Nursery, PERM,23/02/1994

93/51057/009 - Single storey art (57.5sq.m) room attached to existing two storey block, PERM,

08/51057/025 - Demolition of the existing buildings and redevelopment to provide new College buildings totalling 11,868 sq m of Class D1 (education) floorspace, associated sports facilities, car parking, access and landscaping., NPW,22/12/2009

09/51057/026 - Installation of 3No. temporary double classroom blocks and 2No. single blocks., PERM,19/10/2009

APP/11/00937 - Change of use for sports hall from D1 to a mixed D1/D2 usage to allow evening use by sports organisations (non-compliance with condition 10 to 99/51057/018). , PERM,07/12/2011

APP/12/00821 - Discharge of Conditions 2, 5, 6 and 7 of Planning Permission APP/12/00345., PERM,10/10/2012

APP/13/00309 - Discharge of Condition No. 7 of Planning Permission APP/12/00345., UNK,

APP/15/00639 - Display of 1No. pole mounted banner system., PERM,04/08/2015

3 Proposal

New 2m high, anti climb, welded mesh panel fencing and gates to be installed along south, south-east and south-west boundary of college grounds. Existing hedge row to be retained and fence set back 1.2/ 1.5m from back edge of footpath behind hedgerow to the Petersfield Road, New Road and Part Barncroft Way Forntage.

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 Statutory and Non Statutory Consultations

Arboriculturalist

I can confirm that from an arboricultural point of view the proposals are acceptable.

Landscape Team

No comments received

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: 35

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Just inside these hedges, particularly on the south east and south borders, there are trees that make an important contribution to the visual appearance and ecology of this part of Havant. There appears to be no consideration of those trees in this application. I would appreciate the involvement of our tree officers in determining this application, to assess whether it is feasible to carry out this fencing installation without harming those trees. Havant Tree Warden	Tree impacts have been taken into account in proposed scheme and no objection has been received from the Councils Arboriculturalist..

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. The proposal would improve security at the College and is considered acceptable in principle.

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

The proposal is for a new 2m high anti-climb, welded mesh panel fencing which is proposed to be installed to the rear of the hedgerow on the Petersfield Road, New Road and part Barncroft Way frontage. Re-alignment of the frontage footpath to part of the Barncroft Way frontage is likely to impact a section of the frontage hedge. The realignment in this area is related to Hampshire county Council looking to realign a highway footpath. There would also be a new gate to the main Barncroft Way vehicular access to the car park. It is considered that the fencing and gate would have an acceptable and limited impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The proposed fencing would only directly abut No.147 Barncroft Way. the proposed fencing is 2m high and is railed with gaps between the rails. This would replace a lower solid fence in this location and is considered acceptable.

(iv) Impact on trees

The impact on trees has been assessed and subject to the conditioning of the Tree Constraints assessment impacts should be minimised on the existing important trees. No objection has been raised by the Councils Arboriculturalist.

8 **Conclusion**

In conclusion the proposed development would have a limited and acceptable impact on the character and appearance of the area whilst improving security for the College. The impact on neighbours is considered limited and acceptable and the impact on important trees should be limited and acceptable subject to compliance with tree requirement condition.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01318

(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:

Boundary Fencing - Plan and Fence/Gate elevation Drawing No. 17954
PD-101 Rev A

Tree Plan Drawing No. 2016 39/0091
Havant and Southdowns College - Tree Constraints report
Colour finish detail email from PDP Architecture dated 3rd May 2018

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be carried out in accordance with the Havant and Southdowns College Barncroft Way - Tree Constraints/mitigation details and requirements hereby approved.

Reason: To ensure the protection and retention of important trees having due regard to policies CS11 and DM8 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.