DEC 1107

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property Business & Regulatory Services
Hampshire County Council
Three Minsters House
76 High Street
Winchester
Hampshire
SO23 8UL

Application No: **10/74150/000**

HCC Ref: HVE029

For: Hampshire County Council

Date of Application: 22 March 2010

Hampshire County Council, as Local Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 17 conditions:

Development: **Proposed amalgamation of the existing Barncroft Infant & Junior Schools to form a two form entry Primary School on the Junior School site.**

Site address: **Barncroft Junior School, Park Lane, Bedhampton, Havant PO9 3HN**

Plans and particulars: **P7494A-P100, P7494A-P101RevA, P7494A-P102, P7494A-P200, P7494A-P201, P7494A-P300, P7494A-P301RevA, P7494A-P302, P7494A-P303, P7494A-P304RevA, P7494A-P305RevA, P7494A-P400RevA, STH2408/OPT1RevD**

Reason for Approval

It is considered that the proposal would be in accordance with the development plan (summary attached) and would not materially harm the character of the area as it is of high quality design (D1). It is further considered that the development would be acceptable in terms of sustainability (ENG1) and acceptable in terms of highways safety.

All enquiries should be referred to the Environment Department, The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

Richard Read

on behalf of
Director of Environment
27 May 2010

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Planning Conditions

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

   Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Hours of Working

2. There shall be no access to the development site by any traffic associated with the construction/demolition (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0800 and 0900; and in the afternoon between 1455 and 1530.

   Reason: In the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1300 on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing by the Local Planning Authority.

   Reason: To protect the amenities of occupiers of nearby properties.

Materials

4. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority in writing before the development commences.

   Reason: In the interests of visual amenity and to secure a satisfactory development.

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Highways

5. A Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in writing before development commences. This should include; lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highways and a programme for construction. The agreed details shall be fully implemented before the development is commenced.

   Reason: In the interest of highway safety.

6. Prior to the commencement of use of the new school building a travel plan is to be produced in writing and agreed by the Local Planning Authority. Sufficient funding shall be allocated in the travel plan to deliver a package of speed reduction measure as shown in principle on drawing no. STH2408/PR/OPTA REV.B or STH2408/PR/OPTB REV.C. The agreed travel plan is to be implemented within three months of approval.

   Reason: In the interests of highway safety and promoting sustainable travel.

7. No part of the development hereby approved shall be commenced until such time as the details of the new vehicular access shown in principle on drawing no. STH2408/OPT1 REV.D have been approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as this junction has been constructed to the satisfaction of the Local Planning Authority. Any other existing vehicular accesses shall be physically and permanently closed.

   Reason: In the interests of highway safety.

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8. No part of the development hereby approved shall be commenced until such time as the details of the pedestrian access shown in principle on drawing no. STH2408/OPT1 REV.D have been approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as this pedestrian access has been constructed to the satisfaction of the Local Planning Authority.

   Reason: In the interest of highway safety.

9. No part of the development hereby approved shall be commenced until such time as the details of the pedestrian crossing point shown in principle on drawing no. STH2408/OPT1 REV.D have been approved in writing by the Local Planning Authority. No part of the development shall be occupied until such time as this pedestrian crossing point has been constructed to the satisfaction of the Local Planning Authority.

   Reason: In the interest of highway safety.

10. The footway link shown in principle on drawing no. P7494A-P101 REV.A between point J and J shall be retained for the duration of the construction and demolition period with appropriate hoarding and signing to ensure that the link is appropriate for use. The footpath link shall thereafter be retained to a standard agreed in writing by the Local Planning Authority.

    Reason: In the interest of highway safety and promoting sustainable travel.

Landscaping

11. No works shall commence until full details of all the hard and soft landscaped areas, concentrating in particular on the eastern boundary line, have been submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved plans.

    Reason: In the interest of visual amenity.

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Environment Control

12. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the development is completed and thereafter managed and maintained in accordance with the approved details. Those details shall include:
    1. information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
    2. a timetable for its implementation; and
    3. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme through its lifetime.

    Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance.

13. The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

    Reason: The proposed development site lies within close proximity to the Hermitage Stream.

Nature Conservation

14. Scrub/tree clearance should be carried out outside of the bird breeding period (March to August inclusive) or immediately following inspection by an ecologist to confirm absence of nesting birds. Should trees/scrub be cleared between November and February (inclusive) they will be cut to ground level but not be grubbed out at this time.

    Reason: In the interests of nature conservation.

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15. The trees/scrub/rough grassland to be retained shall be protected during building operations by the erection of protective fencing. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing from the Local Planning Authority.

    Reason: To ensure the enhancement of the development by the retention of natural features.

16. Prior to the commencement of use of the new school building details of the number, type and position of bird and bat boxes shall be submitted in writing to for approval by the Local Planning Authority. The bat and bird boxes must be installed as approved within three months of approval.

    Reason: In the interest of nature conservation.

School Security

17. The new pedestrian entrance gates running along the northern boundary of the school site shall be open from 0830 to 0900 and from 1500 to 1530 on normal school days. At all other times these gates shall be kept locked.

    Reason: In the interest of school security.

Notes to Applicant

1. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

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Annexe to Reasons for Conditions (as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

HAVANT BOROUGH DISTRICT – WIDE (ADOPTED 30 SEPTEMBER 2005):

Policy D1 – High Quality Design:
Development will be permitted provided it achieves [in terms of siting, massing, scale, proportion, alignment, rhythm, layout, materials (finishes, details, features) spaces and views] all of the following:

i) Creates an attractive environment that has its own distinctive identity but which respects and enhances local character.
ii) Ensures the efficient use of land.
iii) Provides safe and convenient access to facilities and public transport.
iv) Does not adversely affect the amenities of occupiers of neighbouring properties.
v) Includes existing built and natural features such as trees, walls, watercourses and historic buildings.
vi) Reduces the possibility of crime or anti-social behaviour.
vii) Maximises solar gain and energy conservation.
viii) Maximises water conservation and utilises sustainable urban drainage systems.
ix)

Policy ENG1 – Energy Generation from Renewable Sources
Planning permission will be granted for energy generation development involving the use of renewable sources such as biomass, energy from waste, sewerage sludge, solar power and wind farm schemes providing the impact of the proposal on local land use, amenity, the landscape and sites of ecological, cultural, scientific, historical and archaeological significance is considered acceptable.