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|-------------------|---------------------------------------------------------------------------------|---------------|--------------|
| Site Address:     | Purbrook Junior and Infant School, Aldermoor Road East, Waterloooville, PO7 5NQ |               |              |
| Proposal:         | Proposed 2No shipping containers to store 1st Purbrook Scouts property.         |               |              |
| Application Type: | Full Planning Permission                                                        |               |              |
| Application No:   | APP/22/01124                                                                    | Expiry Date:  | 16/01/2023   |
| Applicant:        | Mr M Sibley                                                                     |               |              |
| Agent:            | Mr G Bramble-Stewart                                                            | Case Officer: | Joseph Toole |
| Ward:             | Stakes                                                                          |               |              |

Recommendation: **GRANT TEMPORARY PERMISSION**

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## **1 Site Description**

The application site relates to Purbrook Junior and Infant School, Aldermoor Road East, Waterloooville.

## **2 Planning History**

96/56989/004 - Additional classrooms, ancillary areas and new skylights to existing blocks and related site works., RNO,05/03/1996  
96/56989/005 - Continued siting of temporary building (TB ref: No.10111) to accommodate numbers on roll for 2 years., RNO,25/03/1996  
96/56989/006 - New external store., WD,29/08/1996  
95/56989/003 - Continued siting of 1 double and 1 single temporary classroom units for two years (to accommodate numbers on roll)., DELG,  
94/56989/002 - Continued siting of one double and one single temporary classroom unit until January 1996 (required to accommodate numbers on roll)., DELG,  
93/56989/001 - Renewal of permission for one double temporary classroom unit until January 1995 (to accommodate number on roll)., PERM,25/04/1994  
92/56989/000 - Renewal of permission Ref. No 16115/12 for 1 double and 1 single temporary classroom units for a period of 2 years (CONSULTATION ONLY)., DELG,  
03/56989/007 - Enclosure of court yard to form additional classroom., PERM,27/03/2003  
08/56989/008 - Single storey extension with flat roof to north-west elevation., PERM,11/07/2008  
09/56989/009 - Hampshire County Council Consultation for construction of a new pedestrians access gate, fencing and pathway., PERM,06/04/2009  
09/56989/010 - Hampshire County Council consultation for a single storey extension to existing school hall., PERM,04/09/2009

## **3 Proposal**

The proposal is for 2 No. shipping containers located to the north-west of the site next to an existing shed and bin store. The use of the containers would be to store camping and activity equipment owned by 1st Purbrook Scout Group.

## **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  
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Councillor Diana Patrick**

No Comment.

### **Councillor Elizabeth (formerly Dianne) Lloyd**

No Comment.

### **Councillor S Milne**

No Comment.

### **Developer Services, Southern Water**

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer asset within the development site.

Please note:

- The 375- and 225-mm public foul sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.

- No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](https://southernwater.co.uk/media/3011/stand-off-distances.pdf).

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:  
SouthernWaterPlanning@southernwater.co.uk

## **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: 36

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 0

## **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) Drainage
- (v) Parking

(i) Principle of development

7.2 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 area

7.3 The proposed shipping containers would have a width of approximately 2.5 metres, a depth of approximately 6.1 metres and a height of approximately 2.9 metres. They would be dark garden (RAL 6007) in colour. The proposed containers would be partially visible from Bursledon Road however due to the existing screening of evergreen shrubs and vegetation it is not considered to appear harmfully prominent within the street scene. Whilst the form of the containers are not particularly in keeping with this residential street, a temporary permission for up to 3 years is considered to be appropriate, which makes this acceptable on a temporary basis only.

7.4 Access to the proposed containers would be during Monday evenings during term time and occasionally on Friday and Saturday mornings to retrieve camping equipment. Due to the limited activity it is not considered to have an adverse impact on the character of the area.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.6 Due to the temporary nature and the size/placement of the proposed containers, they are not considered to have an adverse impact upon any neighbouring property.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Drainage

- 7.8 Southern Water commented on the application stating 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. This would fall under the remit of Building Control. An Informative has recommended on the decision.

(v) Parking

- 7.9 The proposed containers are not considered to have a negative impact on the existing parking arrangements.

**8 Conclusion**

- 8.1 The containers use for storage of camping and activity equipment owned by 1st Purbrook Scout Group is subject to temporary permission expiring 19th January 2026. It is recommended that permission should be subject to a condition that the containers are removed on or before 19th January 2026 unless otherwise agreed in writing by the Local Planning Authority.

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**9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/22/01124

- 1 This permission shall be restricted to a temporary period expiring on 19th January 2026. The two storage containers hereby permitted on a temporary basis shall be permanently removed from the site within one month of that date.

**Reason:** The design and appearance of the containers are not considered to be appropriate to its setting as a permanent feature in the interests of the character and appearance of the area and this permission is therefore time restricted having due regard to policy CS16 of Havant Borough Local Plan

(Core Strategy) 2011 and the National Planning Policy Framework.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan  
Block Plan  
Site Plan  
Floor and Roof Plan  
Elevations  
Planning Statement

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.