
Site Address: The South Downs College, College Road, Purbrook,
Waterlooville, PO7 8AA

Proposal: Erection of a single storey modular building to accommodate 2No.
dance studios to be sited in car park for a period of up to 6 years.

Application No: APP/13/00824 Expiry Date: 14/10/2013

Applicant: Mrs Banach Team: Team 1

Agent: Mr A Dirks Case Officer: Heather Lealan

Ward: Purbrook

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The application site is an educational college made up of several buildings over a 5.9ha site. To the north, beyond a car park serving the site, is a large wooded area. To the east are open playing fields with the A3(M) beyond. To the south, beyond a car park serving the site, are open playing fields. To the west, beyond College Road, are residential properties accessed via Apollo Drive.

2 Planning History

No relevant history

3 Proposal

Erection of a single storey modular building to accommodate 2No. dance studios to be sited in car park for a period of up to 6 years.

5 Statutory and Non Statutory Consultations

Forestry Commission -
No comments

Arboriculturalist -
Not consulted as the application is for the erection of a modular building on existing hardstanding and as such no works out side of the exiting hardstanding that would impact trees are necessary.

Development Engineer -
There is to be a loss of 34 spaces and there is a history of indiscriminate student parking within the existing residential area. However the college does have a robust travel plan with travel information for new students. I note the fact that is a temporary application and a future master plan will be produced.
Considering this is a temporary application I have no adverse comments on this application but I would like to be consulted if there are any negative responses from the public with regard to existing parking problems in the local residential area

Southern Gas Networks-
The temporary building is shown to be located 7m from the pipeline

Comment - An informative should be included on any permission with regard to the presences of the pipeline

HCC Landscape Planning & Heritage

The site is located in an area of archaeological interest. There is a Scheduled Monument of a Roman villa to the east of the college buildings and the full extent of the area of archaeological sensitivity is uncertain but could extend into the car park area where this temporary building is to be located. While the potential for archaeological remains is not believed to present an overriding concern there is the possibility that some archaeological remains relating to the villa may be encountered during groundworks associated with the development. The groundworks are small in scale and so recording could take the form of a watching brief. I would advise that this be secured through the attachment of an archaeological condition to any planning consent that might be granted. For instance:

That no development take place until the applicant has secured the implementation of a programme of archaeological monitoring and recording (watching brief) in accordance with a written specification that has been submitted to and approved by the planning authority.

Crime Prevention -

The proposed building is a single storey flat roofed building. Such buildings often suffer vandalism by people gaining access to the roof. Steps should be taken to reduce potential access points to the roof and to the space beneath the building. The rear elevation of the proposed building will have limited natural surveillance which will increase the vulnerability of the building to crime. To mitigate this to some extent I would recommend that the building is alarmed.

I note that when completed this building will restrict the natural surveillance of the entrance to the existing music building.

Comment - these matters are considered to be building management issues

Building Control -

No Comment

HADAG-

The facility provided does not meet 'changing places' standards and as the only toilet in the building, would also provide a difficult to access facility as ALL students and faculty will be using the same toilet.

I note that H&S regulations would suggest the need for a larger number of toilets (than one) for a building of such potential capacity. We do not believe that the size provided, though larger than the standard 'Part M' toilet specification, would be sufficient to allow for changing of a disabled person AND space for one or more personal assistants that may be required.

In section 25 there is an indication that standards for acoustic design (BB93) are not applicable. This is a DANCE STUDIO in which music, being an acoustic feature, is rather critical to the teaching process. The lack of inductive loop facilities for those students with hearing problems is a major flaw in the design, as is the lack of consideration for acoustic qualities of the two dance studios.

There is only one accessible fire exit to this building, the two alternate rear access doors both featuring nine steps according to the document. Were the fire to be in the entrance area – this would cause a potential emergency egress problem for wheelchair users.

While all doors are designed to meet Part 'M' requirements for weight and force of opening, we would always recommend the installation of a method of calling for assistance, for example, a doorbell or equivalent. Part 'M' is a *minimum* requirement,

not necessarily an ideal one. Not all students with mobility problem can manage the 30 Newton force requirement. This would be considered a 'reasonable adjustment' under the Equality Act (2010).

With respect to the doorway, while the design and access statement makes it clear that minimums will be observed, we would recommend two conditions on permission:

1. That both doors are to be unlocked during the working day, not just the 'primary' door. We note that many double doors are often 'half locked' and require an able-bodied person to unlock the second door.
2. That there is a totally flat threshold into the building. For many people, handling a double door and managing a threshold step is a major difficulty.

Comment - The issues with regard to the building design can be amended at Building Control Stage, because HADAG agree the part M have been met we cannot refuse the application on the grounds of accessibility. The applicant should be made aware of the issues raised within this consultation response through the addition of a planning informative

Economic Development

Economic Development is supportive of this application

Hampshire Biodiversity Information Centre

Lowland Mixed Deciduous Woodland with 50m

Comment - There is not considered to be an impact due to the location of the temporary building

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: 18

Number of site notices: 1

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) Appropriateness of design and effect on the character of the street scene
- (iii) Impact on trees
- (iv) Impact on adjacent residential dwellings
- (v) Impact on Highway

- (i) Principle of development

The application site is located within the defined urban area where development of the type proposed is considered acceptable subject to the provisions of the development plan and any other material planning considerations.

(ii) Appropriateness of design and effect on the character of the street scene

The development consists of a modular type building within the existing car park to the rear of the school building. It is not considered that the building would be out of keeping with the nature of the site; the design being consistent with the style of the other buildings within the site. It is not considered that the design will be visually detrimental.

(iii) Impact on trees

The proposed development does not involve any loss of trees and is contained within the existing hardstanding of the rear car park

(iv) Impact on adjacent residential dwellings

It is not considered that the proposals will create a detrimental impact to the amenities of the adjacent residential dwellings as the proposed building will lie behind the main building a considerable distance from residential dwellings .

(v) Impact on highway

The Highway Engineer considers that the loss of 34 spaces is acceptable as the College has a robust travel plan with travel information for new students and it is temporary application and a future master plan will be produced.

8 Conclusion

Overall it is considered that the scheme is acceptable and should be permitted subject to conditions

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/13/00824 subject to the following conditions

- 1 This permission shall be for a limited period expiring on 31 December 2019, on or before which date the building shall be permanently removed from the site and the site returned to the existing use as car parking spaces.
Reason: In the interests of highway safety and visual amenities of the site as the modular building is not of a type considered suitable for permanent retention and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Design and Access Statement received 19 August 2013

Site and Location Plan Drwg.No. E02574/200 rev A received 19 August 2013

General Arrangements and Elevations Plan Drwg.No. E02574/100 rev A
received 19 August 2013

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological monitoring and recording (watching brief) in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.