
Site Address:	Oaklands RC School, Stakes Hill Road, Waterloooville, PO7 7BW		
Proposal:	Siting of a proposed single storey modular building.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00144	Expiry Date:	06/05/2024
Applicant:	Oaklands Catholic School		
Agent:	Mr Roberts	Case Officer:	Joseph Toole
	ADDS		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is Oaklands RC School which covers a large area of associated buildings and surrounding land.

Residential properties in Lombardy Rise and Covert Grove are to the north, residential properties in Stakes Hill Road and St Peters RC Primary School are to the west, residential properties in Stakes Hill Road and Crookhorn College are to the south and the A3M is to the east. The site benefits from extensive mature tree screening.

2 Planning History

02/56253/006 - Erection of detached double garage with pitched roof to north east of 6th form block., PERM,20/12/2002
02/56253/005 - Demolition of existing sixth form block and construction of new larger replacement two storey sixth form block., S106,19/02/2003
98/56253/004 - Single storey flat roofed extension adjoining existing gym block., PERM,12/03/1998
96/56253/003 - Change of use from domestic flat to classroom with new access stairs block D., PERM,07/03/1996
95/56253/002 - Single storey extension to the technical block to provide woodworking facilities with associated storage (Adjacent to southern boundary) as amended by plan rec'd 15/05/9., PERM,
91/56253/000 - Two storey temporary teaching block for 6th Form and ancillary uses., PERM,
92/56253/001 - Two storey flat roofed classroom block, as amended b letter and plans received 28/5/92., PERM,
03/56253/007 - Demolition of the existing music room and erection of replacement single storey music room on the same site., PERM,16/09/2003
05/56253/008 - Replacement classroom block., PERM,03/03/2006
06/56253/009 - Provision of additional car parking area, extension and enclosure of hard play area and associated works., PERM,28/06/2006
06/56253/010 - Open sided walkway between hall and White House., PERM,15/02/2007
APP/11/01310 - Fell 5No. Larch trees within Woodland Order 1 of TPO 1120 (to rear of No. 6 Covert Grove)., REF,19/09/2011
APP/16/00469 - Replacement windows, replacement warm roof and cladding to the North block., PERM,08/07/2016

APP/16/00998 - Replacement windows, replacement warm roof and cladding to the North block. (Revised application)., PERM,08/11/2016
 APP/19/00698 - External doors and window replacement to Romero block building. Replacement tile roof covering and flat roof overlay. New passive ventilation roof stacks on pitched roof to main assembly hall., PERM,03/09/2019
 APP/19/00893 - Application for non-material change to planning permission
 APP/19/00698 relating to natural vents roof stacks external terminal cowl revised and window frame colours changed from white to mid grey., PERM,03/10/2019
 APP/19/01017 - Single storey dining room extension and associated works., PERM,10/12/2019
 APP/20/00920 - External doors and window replacement to B (Saint Thomas More) block building., PERM,08/01/2021

3 Proposal

The proposal is for the siting of a proposed single storey modular building. The proposed building would be located to the west of the site and the main school buildings and located on a concrete area of land which currently forms part of a staff car park. The proposed building would have a total footprint of approximately 86.4m². It would have a width of approximately 9 metres, a depth of approximately 9.6 metres and a flat roof having a height of approximately 3.4 metres.

The proposed building would be used to address the imminent need for additional office space during a heating replacement project. It would serve as an office space for teachers and support staff during the heating replacement project. Post the heating project being completed, the modular building will be repurposed to provide additional office space to the school's support staff function to meet the increasing demands of administrative functions within the school.

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)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Arboriculturalist (1)

The applicant provides no supporting arboricultural detail.

From a desktop assessment, I can see from the HBC GIS mapping shows there are no

trees protected under tree preservation order near the proposed site of the new modular building.

The drainage strategy indicates that there will be an 18,000-litre capacity cesspool tank and associated pipework and services, to be installed on the northern side of the car park and very close to the nearby maturing oak trees.

To make this application acceptable in arboricultural terms, the cesspool, and all the associated under and overground infrastructure, must be located beyond the root protection areas (rpa's) of these retained trees. Also, all other services for the modular building must be installed/routed beyond the rpa's of the retained trees.

Some small-scale pruning to enable reasonable separation between the new modular building and perimeter fencing from the existing tree canopies seems to be reasonable.

If the cesspool etc cannot be re-located beyond the rpa's, and no supporting arboricultural details are offered by the applicant, then this application would likely be harmful to the nearby trees and shrub groups – and to fully consider the arboricultural implications, I would need to see and approve the following information, please:

1. Arboricultural information in line with “BS5837:2012 Trees in relation to demolition, design and construction”, to include:

- Accurate tree survey data.
- Tree constraints plan (TCP) showing how trees have been considered in the design proposal to minimise impact on important trees.
- Arboricultural Impact Assessment (AIA) including a clear description of all trees lost or pruned for the proposal.
- Tree Protection Plan (TPP) showing how retained trees will be safeguarded through the proposal and construction phase.

Officer Comment

The Agent provided a Drainage Strategy Plan showing the RPA of mature trees will not be impacted by the proposal.

Arboriculturalist (2)

Thank you for the opportunity to comment upon the recently submitted foul and surface water drainage layout, ref: P 18900_500 03.

I note that the drainage infrastructure is now set well clear of the existing belt of maturing and mature trees and shrubs, which forms an important green barrier between the primary school and the proposed location for the modular building.

Provided that the retained trees are appropriately barriered off from the development works, I would raise no objections in arboricultural terms.

A condition requiring tree protection barriers, to be installed prior to development commencing on site, and installed in accordance with BS5837:2012, seems to be reasonable in this case.

Councillor Diana Patrick

No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd

No Comment.

Councillor S Milne

No Comment.

Ecologist

The application is not accompanied by any ecological information. I have undertaken my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The proposal is not likely to result in ecological impacts and no additional information is required.

Environmental Health Manager, Community Group

Thank you for consulting the Environmental Protection Team on this application. Please accept this email as confirmation that we have no observations to make.

Hampshire Highways

Thank you for the consultation on the above application. The proposal sits within the private school site for a modular building which is to cater for existing administrative activities being undertaken to support the operation of the school and therefore will not generate any additional traffic demand.

No new vehicular access is required from the Highway and the immediate access to the building is to be catered for from an existing footway provision on the site.

The building does result in the loss of 15 parking spaces to which the design and access statement state is an over provision for the site needs. Subject to the Havant Borough Council as the Parking Authority being content that the loss of parking will not result in overspill demand onto the public highway then the Highway Authority raise no objection to the application.

Southern Water

Foul and Surface Water Drainage

The Environment Agency should be consulted directly by the applicant regarding the use of a cess pit.

There are no public surface water sewers located within the vicinity of the site and alternative methods of disposing of the surface water should be investigated i.e. soakaways, ditches or local water courses.

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.

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

Officer Comments

The above comments from Southern Water were sent onto the Agent. An informative regarding EA licenses has been added to the decision.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Access and Parking matters
- (v) Impact on Ecology
- (vi) Tree matters

(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. Furthermore, paragraph 99 of the NPPF requires Local Planning Authorities to give great weight to the need to expand or alter schools.

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

7.3 The proposed building would have a plastisol coated steel in colour anthracite grey (RAL 7016) finish to the external walls with an anthracite grey (RAL 7106) fascia and lower skit. These materials are considered to be appropriate within the context of the area. Whilst it is acknowledged that the proposed building would have a blocky appearance with a flat roof, due to the need for the building to provide additional office space, having due regard to paragraph 99 of the NPPF and due to its location being seen within the context of the school grounds it is considered to be acceptable on balance in this instance.

7.4 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

7.5 The nearest neighbouring residential properties are in excess of 173 metres away from the proposed development. Consequently it is considered that the proposal would not be detrimental to the amenities of these properties, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the proposal.

(iv) Access and Parking matters

7.6 The proposed modular building would be used for existing administrative activities to support the operation of the school and therefore will not generate any additional traffic demand. Hampshire Highways commented on the application stating no new vehicular access is required from the Highway and the immediate access to the building is to be catered for from an existing footway provision on the site.

7.7 The proposed building would result in the loss of 15 car parking spaces within one of the staff car parks. Within the Havant Borough Parking Standards SPD it requires 1 space per teaching member and 2 spaces per 3 non teaching staff. The applicant's agent confirmed that is currently 83 teaching staff and 77 support staff therefore 135 spaces are required to be provided on site. According to the Parking Plan provided 185 car parking spaces would remain on site following the erection of the proposed building therefore it is considered to comply with the Havant Borough Parking Standards SPD and Policy DM14 of the Havant Borough Core Strategy (2011).

(v) Impact on ecology

7.8 The application site is located within 50 metres of a priority habitat and 100 metres of notable and protected species. Due to the scale of the proposed development and distance from priority habitats it is not considered to have an adverse impact on ecological matters.

(vi) Tree matters

7.9 The County Arboriculturist commented on the application stating the cesspool, and all the associated under and overground infrastructure, must be located beyond the root protection areas (rpa's) of these retained trees. Also, all other services for the modular building must be installed/routed beyond the rpa's of the retained trees. The Applicant's Agent confirmed the works would be outside the RPA thus raising no objection subject a condition requiring tree protection barriers, to be installed prior to development commencing on site, and installed in accordance with BS5837:2012, seems to be reasonable in this case. A condition to this effect has been recommended to the case and agreed by the applicant's agent.

8 Conclusion

8.1 Paragraph 99 of the NPPF requires Local Planning Authorities to give great weight to the need to expand or alter schools. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00144 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:

Location Plan
Site Plan - 24-101 SP
Proposed Floor Plan and Elevations - WRB-240002 C
Annotated Parking Plan
Parking Supporting Statement
Design and Access Statement
Drainage Strategy showing RPA

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, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837:2012.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies DM8, CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.