
Site Address: Cowplain School, Hart Plain Avenue, Waterloo, PO8 8RY

Proposal: Installation of a 18m x 8.4m modular building for use as a classroom, 2 practice rooms, store room and teacher office

Application Type: Full Planning Permission

Application No: APP/22/00692 Expiry Date: 06/09/2022

Applicant: Mr Gates

Agent: Mr Goss Case Officer: Graham Speller
Peter Goss Architectural Services

Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Hart Plain Avenue and comprises a complex of buildings housing Cowplain School.
- 1.2 The surrounding area is residential in character.

2 Planning History

03/62148/000 - Hampshire County Consultation with regard to the construction of floodlit synthetic turf pitch (STP) and multi use games area., PERM,15/12/2003

05/62148/001 - Consultation by Hampshire County Council for the construction of floodlit synthetic turf pitch (STP) and multi-use games area (MUGA)., RO,18/08/2005

05/62148/002 - Consultation by Hampshire County Council for conversion and extension of the current caretaker's house into a business and enterprise centre., RO,31/08/2005

08/62148/003 - Consultation by Hampshire County Council for retrospective application for siting 2No. closed circuit TV cameras - one on each flood lighting column. , PERM,17/04/2008

08/62148/004 - Consultation by HCC to increase the height of the fencing around the schools all weather pitches to make unauthorised access more difficult. , PERM,03/07/2008

10/62148/005 - Sports hall recladding., PERM,08/04/2010

APP/15/01374 - First floor side extension, front porch and external alterations., PERM,10/02/2016

APP/16/00987 - New facade overclad system with a mix of insulated brick slip cladding and insulated render cladding. New replacement PPC aluminium frame windows and doors and PPC aluminium frame curtain walling glazing & solid panels., PERM,31/10/2016

APP/17/00241 - Replacement of existing Artificial Grass Pitch (AGP) with new 3G artificial grass pitch surface together with installation of six new goal storage areas adjoining the North Western and south Eastern longitudinal AGP perimeter (three storage areas per side of the pitch). Installation of new 1.20m high pitch perimeter barrier with associated gated entrances adjoining the North Eastern AGP perimeter to segregate the pitch playing area from adjoining new pedestrian area. Installation of new hard standing area adjoining the North Eastern AGP perimeter complete with associated porous asphalt surfacing for pedestrian access, goals storage, spectator viewing space and vehicular maintenance access. Installation of a new paved mowing margin and vegetation barrier sized 600mm wide around the external AGP perimeter., PERM,19/06/2017

APP/19/00915 - Alteration to existing school road layout to include resurfacing and hard standing adaptations; installation of secure boundary fencing, vehicle and pedestrian gates; replacement of 2No. external doors on north elevation of main school building., PERM,12/11/2019

APP/21/00317 - Erection of 2No. dining/multi-use canopies., PERM,11/05/2021

APP/21/00863 - Replacement of existing timber frame doors to plant areas and metal frame doors and windows to rest of the building, for new replacement security aluminium frame entrance doors and windows. New render coat directly applied to existing brickwork at first floor level in off-white colour. Same off-white colour to be applied to the existing render panels. New aluminium brise soleil to the south and west elevations. New marshalls deterrent paving to north and west elevations to provide pedestrian collision protection when windows in the open position., PERM,22/09/2021

APP/22/00838 - Drainage Works to improve drainage of school playing fields, INV,

APP/22/00837 - Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping., DEL,

3 Proposal

- 3.1 Installation of a 18m x 8.4m modular building for use as a classroom, 2 practice rooms, store room and teacher office on part of what is currently a tarmacked car parking area.
- 3.2 There would be no increase in pupil numbers or staff numbers as a result of the development.

4 Policy Considerations

National Planning Policy Framework 2021

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS16	(High Quality Design)
CS7	()

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comments received.

Councillor David Jenner

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Developer Services, Southern Water

The applicant has not stated details of means of disposal of foul drainage from the site.

The attached plan shows that the proposed development will lie over an existing public foul and surface water sewers, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public 225 mm foul and 450 mm surface water sewers, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

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

- The public 450 mm surface water sewer requires a clearance of 3.5 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.

- No development or tree planting should be carried out within 3 and 3.5 metres of the external edge of the public gravity foul and surface water sewers respectively without consent from Southern Water.

- No new soakaways should be located within 5 metres of a public sewers.

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

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items above also apply.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

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.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

Environment Agency

No comments received.

Hampshire Highways

The Highway Authority are aware of current parking issues along Hart Plain Avenue particularly in the school pick up and drop off times. There are concerns that the loss of 8 parking spaces for the above planning application may exacerbate the current parking issues along Hart Plain Avenue.

It is however the responsibility of Havant Borough Council as Local Parking Authority to confirm whether the loss of parking is acceptable or not.

Having regard to the above, the Highway Authority provide no objections to this application subject to written confirmation from Havant Borough Council that the loss of parking spaces is acceptable.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed the planning application from a groundwater quality protection perspective.

The site is located within Source Protection Zone 1c (SPZ1C) of the groundwater catchment for an essential public water supply source. SPZ1C relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source.

The development is small in nature and will not require any deep excavations or drilling activities, in addition the drainage proposal is to use Sustainable Drainage System. We therefore have no adverse comments to make on this application from a groundwater quality protection perspective.

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: 42

Number of site notices: At least one site notice exists

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) Parking provision
- (v) Public sewers

(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 management criteria.

7.3 The applicant has submitted a design and access statement that states, inter alia, that the building would be used for specific music lesson periods with pupils returning to their normal classrooms at other times.

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

7.4 As noted above, the new modular building would be sited within the school grounds complex on part of what is currently a car parking area. It is intended that most of the adjacent hedging, other than allowing pedestrian access, would be retained thereby softening the appearance. Whilst utilitarian in design, it is considered that there would be no adverse impact on the character of the area as a result of the development.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main buildings 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 adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.6 Whilst there are residential properties towards the east, there is an intervening internal access road. The design and access statement comments that the two small music practice rooms have been located on the opposite side to the eastern boundary away from the nearby residential properties. Furthermore, it is also stated that by working with the supplier from the outset they are able to incorporate the appropriate sound-proofing and acoustic requirements necessary.

7.7 Consequently, it is considered that the proposal will not appear overbearing/lead to overlooking nor create adverse noise and would have limited and acceptable impact on the properties nearby, 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) Parking provision

- 7.8 The proposed development would result in the loss of 8 parking spaces. The Highway Authority have commented that there are concerns that the loss of 8 parking spaces may exacerbate the current parking issues along Hart Plain Avenue. However, parking restrictions are already in place in terms of double yellow lines and also single yellow lines restricting any parking within the peak school hours of dropping off/picking up.
- 7.9 In terms of parking provision within the site, the Highway Authority advise that this is the responsibility of Havant Borough Council as Local Parking Authority to confirm whether the loss of parking is acceptable or not.
- 7.10 As noted above, the applicant has confirmed that there would be no increase in pupil numbers or staff numbers as a result of the development.
- 7.11 The applicant has advised that there are 170 car parking spaces, including 16 spaces within the application site, 8 of which would be lost as a result of the development. From information available, there are a total of 60 teaching staff with 35 other staff; a total of 95 staff, albeit the design and access statement put this as 80 existing school staff. However, based on the higher figure, the Council's parking SPD would require 83 car parking spaces to be provided, based on 1 space per teaching staff and 2 spaces for non-teaching staff. It can be concluded, therefore, that whilst 8 car parking spaces would be removed, adequate parking provision would be available within the site in accordance with the parking SPD.

(v) Public sewers

- 7.12 As noted above, Southern Water comment that the applicant has not stated details of means of disposal of foul drainage from the site. However, the internal layout indicates that there would be no internal toilets/washing facilities and the application form also reflects this.
- 7.13 Also noted above, there are public sewers that transverse the site, a foul water sewer to the north western corner and a surface water sewer to the south eastern corner. Southern Water has advised that it would not be acceptable for the development to lie over the public sewers and that the exact position of the apparatus must be determined on site by the applicant. However, Southern Water also advise that it might be possible to divert the 225 mm foul and 450 mm surface water sewers, so long as this would result in no unacceptable loss of hydraulic capacity. As such, Southern Water recommend a pre-commencement condition of the measures to be undertaken to divert the public sewers prior to the commencement of development. The applicant's agent has agreed to such a pre-commencement condition.

8 **Conclusion**

- 8.1 In conclusion, the proposed development is considered acceptable in terms of impact on the character and appearance of the area/residential amenity.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00692 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:

2736-02 - LOCATION PLAN 1:1250

2736-01 - LOCATION PLAN 1:2500

2736-04 - PROPOSED SITE PLAN

PBSE8587 REV B - FLOOR PLANS AND ELEVATIONS

DESIGN AND ACCESS 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 2021.

- 4 No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features shall be located within 5 metres of public or adoptable gravity sewers unless otherwise agreed in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 5 Prior to the commencement of development, details of measures to be undertaken to divert the public sewers, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewers in the vicinity of the site having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.