



Hampshire
County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Hamson JPA Ltd
Townshend House
30 Crown Road
Norwich
Norfolk
NR1 3DT

Application No: **APP/16/00531**

HCC Ref: HVE043

For: Hampshire County Council

Date of Application: 13 May 2016

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 8 conditions:

Development: **Recladding and reroofing of existing school building**

Site address: **Morelands Primary School, Crookhorn Lane, Waterloo, Hampshire PO7 5QL**

Reason for Approval

It is considered that the proposal would be in accordance with the Havant Borough Local Plan (Core Strategy) 2011-2026 (adopted March 2011) as it would not materially harm the character of the area or the amenity of local residents in accordance with Policies CS7 (Community Support and Inclusion), CS16 (High Quality Design) and CS20 (Transport and Access Strategy). It will also enhance the energy efficiency of the building in accordance with CS16 (High Quality Design). It will meet the local need for education provision (para 72 of NPPF) without significant negative impact to ecology and biodiversity in accordance to DM8 (Conservation, Protection and Enhancement).

All enquiries should be referred to the Economy, Transport & Environment

Department, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055

**Director of Economy, Transport
& Environment**
22 June 2016

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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.

Restoration

2. Any contractor's compound associated with this development is to be removed upon the completion of the works hereby permitted. These areas are to be returned to a condition equal or better than that they were before commencement of the works.

Reason: These components of the development are not of a type considered suitable for permanent retention.

Highways

3. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the works being deposited on the public highway. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway. In the event that any mud or spoil is deposited on the highway, it shall be cleaned-off on each day of working.

Reason: In the interests of highway safety.

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Hours of Working

4. Access to the development site by any traffic associated with the construction/demolition (ie. delivery vehicles, contractors' cars, or plant and machinery) on normal school days is to be restricted and controlled by the school in agreement with the contractors.

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 and to ensure the development accords with HBLP (2011) Policy CS16 (High Quality Design).

5. 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 1400 on Saturday and not at all on Sunday or recognised public holidays.

Reason: To protect the amenities of occupiers of nearby properties and to ensure the development accords with HBLP (2011) Policy CS16 (High Quality Design).

Biodiversity

6. A minimum of 2No. bird and/or bat boxes are to be installed within the school grounds. These are to be erected before the building is occupied to the manufacturer's specification and with consultation and approval of a qualified Ecologist.

Reason: To enhance biodiversity in accordance with HBLP (2011) Policy DM8 (Conservation, Protection and Enhancement).

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Lighting

7. External Lighting to the site is to be kept to a minimum and its use is to be limited to operating times of the building, by the use of PIR sensors or in the case of emergency.

Reason: To protect the amenity of occupiers of nearby properties and to ensure the development accords with HBLP (2011) Policies CS16 (High Quality Design) and DM8 (Conservation, Protection and Enhancement).

Plans

8. The development hereby permitted shall be carried out in accordance with the following approved plans: **16-4-1004 HJP-DR-B-100RevP1, 16-4-1004 HJP-DR-B-011 RevP1, 16-4-1004 HJP-DR-B-020RevP1, 16-4-1004 HJP-DR-B-021 RevP1, 16-4-1004 HJP-DR-B-100RevP1, 16-4-1004 HJP-DR-B-101RevP1**

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees and the applicant/agent. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.
2. The preparation of a Construction Traffic Management Plan, including lorry routes, parking and turning provision to be made on site and measures to prevent mud from being deposited on the highway is advised in order to ensure the safety of school children and the general public.



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3. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during building demolition - should this occur, further advice should be sought from Natural England and/or a professional ecologist.
4. Active bird nesting was recorded during the survey of this site. As such, I would recommend that adherence to the mitigation and enhancement measures as set out within section 5.3 of the report is secured through a condition of any consent. This guides the applicant to ensure that the works do not take place when they will disturb or damage active nests, and also provides a compensatory feature for nesting birds on the completed cladding.
5. 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.