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|-----------------|-------------------------------------------------------------------------------------|---------------|-------------|
| Site Address:   | Trosnant Infant and Junior School, Stockheath Lane,<br>Havant, PO9 3BD              |               |             |
| Proposal:       | Consultation by Hampshire County Council for temporary double<br>modular classroom. |               |             |
| Application No: | APP/15/00561                                                                        | Expiry Date:  | 16/07/2015  |
| Applicant:      | Mr Richard Vaughan<br>Hampshire County Council                                      | Team:         | Team 1      |
| Agent:          | Mr Edward Funnell                                                                   | Case Officer: | David Eaves |
| Ward:           | Bedhampton                                                                          |               |             |

Recommendation: **RAISE NO OBJECTION**

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## **1 Site Description**

Trosnant Infant and Junior School are located within the built up area of Havant and is located between Stockheath Lane and Blendworth Crescent.

The proposed double temporary classroom would be located to the south of existing school buildings and adjacent to a hard standing playground area.

## **2 Planning History**

Various County matter applications, the most recent of which is below:

05/59810/004 Consultation by Hampshire County Council for new single storey building to house full day care provision for children from 3 months to 5 years (pre-school). Permitted December 2005

## **3 Proposal**

Consultation by Hampshire County Council for temporary double modular classroom. The building will be required for a period of three years. The building would measure 18.1m x 8.5m x 3.28m.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

|      |                                                                        |
|------|------------------------------------------------------------------------|
| CS16 | (High Quality Design)                                                  |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| CS7  | ( )                                                                    |
| DM14 | (Car and Cycle Parking on Development (excluding residential))         |

Havant Borough Local Plan (Allocations) July 2014

|     |                                                    |
|-----|----------------------------------------------------|
| AL1 | (Presumption in Favour of Sustainable Development) |
|-----|----------------------------------------------------|

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

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

### **Development Engineer - Highways**

The Highway Authority (as represented by HBC under Agency Arrangements) have no adverse comment to the application but note that the accompanying planning report states "The County Council's School Travel Planning team will be working with the school to develop a full School Travel Plan, once commissioned by Property Services, which will accompany the planning application for permanent expansion in 2017"

### **Environmental Health:**

No comments received

## **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: 0 (publicity by HCC)

Number of site notices: Not applicable.

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) Highway implications

### **(i) Principle of development**

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

The Local Plan supports applications addressing educational needs, in this case HCC have justified the requirement to provide temporary classroom accommodation to meet pupil numbers. Whilst this type of classroom is not ideal on a long term basis the provision can be supported subject to a 3 year condition.

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

The classroom units would be positioned close to existing school buildings and adjacent to a hardsurfaced playground. The building is low and would be seen from many vantage points against the backdrop of existing buildings, it is considered that the proposal would have a limited and acceptable visual impact.

(iii) Impact upon residential amenity

The unit is set off the site boundary, and approximately 75m from the nearest residential property. Given the buildings siting and location within the existing school complex it is not considered that there would be any additional impact on neighbours residential amenities.

(iv) Highway implications

The proposal would increase the number of staff and pupils marginally and increase can parking requirements. The Development Engineer has raised no objection to the proposals. It is understood that a travel plan will be produced in relation to the longer term proposals for the school.

## 8 Conclusion

In conclusion, the proposed development can be supported on a temporary basis as it would meet the short term needs of the school. The building would have an acceptable impact on the character and appearance of the area and would not be harmful to residential amenity. The proposal would not result in an unacceptable highway implications.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/00561

(A) subject to the following conditions

- 1 This permission shall be for a limited period expiring on 1st August 2018, on or before which date the building shall be permanently removed from the site and the land shall be restored to its former condition.

**Reason:** The building is of a type not considered suitable for permanent retention and having due regard to policies CS7 and CS16 of the 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:

Proposed Location Plan Drawing No. P10990-101 Rev A  
Proposed Site Plan Drawing No. P10990-102 Rev A  
GA & Elevations Drawing No. P10990-201 Rev A  
Planning Application: Planning Supporting Statement May 2015  
Design and Access Strategy received 26th May 2015

Ecological Desktop Assessment May 2015

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