
Site Address: Emsworth Primary School, Victoria Road, Emsworth, PO10 7LX

Proposal: Installation of 2.5m wide Tarmac cycle track forming sustainable transport access to school site including new 2.1m high security fence and gate to school.

Application No:	APP/15/00309	Expiry Date:	15/05/2015
Applicant:	Steve Mountain	Team:	Team 2
	Havant Borough Council		
Agent:	Mr Stuart Wood	Case Officer:	Richard Nash
	Havant Borough Council		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a long, narrow strip of land that runs east to west from an unmade section of Washington Road through to the Emsworth Primary School grounds off Victoria Road. The site currently comprises a combination of hard surfacing and grass. To the north of the site are allotments and the school playing field and playground, separated from the site by 2.1 metre high fencing. To the south are the rear gardens of dwellings in Victoria Road, separated from the site by fencing and hedging of varying heights.

2 Planning History

There have been various Hampshire County Council applications relating to the school, but none relevant to the current proposal.

3 Proposal

The current application proposes the provision of a 2.5 metre wide shared tarmac pedestrian and cycle track, and the construction of a 2.1 metre high security fence and gate to the school grounds.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Southern Gas Networks: None received.

Hampshire Highways: None received.

NB: The Local Highway Authority is involved the submission of the planning application.

Arboriculturalist: None 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: 48

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: None

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity

(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. Furthermore, the improvement of access to educational facilities and sustainable travel links would be acceptable in principle.

(ii) Impact on the application site and locality

The main element of the proposal would be sited at ground level and would not therefore be significantly apparent in any long range views. In any case such views would be within the context of the community facility land use of the allotments and school, and their associated buildings and paraphernalia, including security fencing. The proposed new gate and fencing would also have a very limited impact within the context of the established school site. It is therefore considered that the proposals would not have any detrimental impact on the character and appearance of the application site or locality, provided that suitable materials are used in their construction (as specified on the submitted drawings).

(iii) Impact on neighbouring amenity

In visual terms the proposals would be screened from the adjoining residential properties by existing hedging and fencing, and any limited views would be in the context of the allotments and school sites. There is potential for disturbance and noise from users of the cycle path. However, it is considered that this would be during

relatively short, concentrated periods at the start and end of the school day, and likely to be of a similar level to that already experienced through the use of the site to access the school. It is therefore considered that the proposal would not have any additional detrimental impact on the amenities of occupiers of neighbouring properties.

8 Conclusion

The proposed tarmac pedestrian and cycle track, security fence and gate would be acceptable in principle and would not have any detrimental impact on the character and appearance of the application site or locality, or the amenities of occupiers of neighbouring properties. The planning application should be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00309, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

Duex Rebound Fencing and Gate Specifications
2014/07 - 520 A (Proposed Layout Plan)

Reason: - To ensure provision of a satisfactory development.

- 3 The materials to be used in the development shall be as specified on the submitted planning application forms and the drawings hereby approved.

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 2012.