
Site Address:	Havant College, Barncroft Way, Havant, PO9 1QL		
Proposal:	Demolition of existing single storey building. Erection of new single storey building to serve as Adult Learning Centre.		
Application No:	APP/13/00794	Expiry Date:	08/10/2013
Applicant:	Mr Blagdon	Team:	Team 1
	Director of Finance and Corporate Services		
Agent:	Mr Critchley	Case Officer:	Heather Lealan
	Martin Critchley, Architect		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

Havant College is positioned on the corner between Petersfield Road (east), New Road (south) and Barncroft Way (west). The College occupies a large site of approximately 15 acres. The campus is of an irregular shape and currently comprises several buildings dating from the 1960s, an all weather hockey pitch and a large car park. The terrace bar and sports hall are of more recent design.

Vehicular access to the site is from Barncroft Way to the west. There is a well used pedestrian access from the east (across Petersfield Road).

There is dense screening to the south and east of the site, including several mature trees which are of importance to the quality of the public realm.

The area of the site subject of this application is located to the north western corner of the site and is accessed from Barncroft Way. The existing building is single storey in nature and adjacent to a number of trees.

2 Planning History

09/51057/026

Installation of 3No. temporary double classroom blocks and 2No. single blocks.

Granted 22/10/09

08/51057/025

Demolition of the existing buildings and redevelopment to provide new College buildings totalling 11,868 sq m of Class D1 (education) floorspace, associated sports facilities, car parking, access and landscaping. NPW due to lack of funding.

APP/12/00345

Single storey teaching block containing 6 classrooms. The proposed building is to replace the 5 existing portacabins, which are coming to the end of their temporary Planning Permission- Permitted

3 Proposal

The application is for a the demolition of existing single storey building and the

erection of new single storey building to serve as Adult Learning Centre.

4 Policy Considerations

NPPF 2012

Core Strategies 2011 forming part of the HBLDF

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS3	(Skills and Employability)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist-

No tree removal is required to facilitate this project. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to (inclusive of site monitoring works) the trees will survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms.

Access Officer -

HADAG initially raised concerns regarding the lack of an access statement submitted with the application. The agent was advised and a disability statement was submitted. No further comments were received following circulation of this statement

Building Control -

No Comments

Development Engineer-

Following the submission of an acceptable Travel Plan, no objection raised or conditions requested.

Crime Prevention -

The main access door is significantly recessed, which reduces natural surveillance of the door. I would recommend that this door is brought forward to the front building line.

The rear elevation of the building is not well overlooked (the current boundary treatment restricts visibility) which increases its vulnerability to crime. Therefore, I would recommend that doors within this elevation have a security certification of LPS1175 SR1 (or equivalent) and the windows are certificated to PAS24:2012.

Two vending machines are shown within the building, I recommend that these are cashless machines or that the cash is removed daily.

Officer Comment - These matters are building control issues and the future management of the site.

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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Appropriateness of design
- (iii) Effect on the character of the area
- (iv) Highways
- (v) Effect on trees

(i) Principle of development

The proposed building is within the college campus and is therefore acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

(ii) Appropriateness of design

The building is single storey and proposed external materials include render and pre coloured cladding boards and white UPVC fenestration. A condition should be included to ensure materials are submitted for approval as only limited details have been provided.

The internal layout has been designed in accordance with the College's Disability Statement and incorporates flush ramped access, wide doorways, full disabled WC accommodation

The proposal is less than 500sqm and therefore a condition is not required with regard to ensuring the BREEAM standard very good is achieved. The proposed building is of an acceptable quality design which satisfies the design requirements of policy CS16.

(iii) Effect on the character of the area and residential dwellings

The proposed building will be visible from within the public realm, in particular from Barncroft Road. However, it is single storey and will be partially screened by the trees and the boundary wall around this section of the perimeter of the campus. The building is of a acceptable quality of design, in keeping with the educational character of the campus and will sit comfortably within the existing street scene. The proposed building will be superior to the existing.

There is an access road that separates the proposal from the adjacent dwellings to the north of the site and it is not considered that the amenities of the occupiers of these residential dwellings will be impacted to a detrimental extent due to the degree of separation and the accordance of the proposed use with the existing use of the whole site, that being a college campus.

(iv) Highways

The proposal will not result in a loss of parking provision and the submitted travel plan is considered to be acceptable

(v) Effect on trees

The submitted method statement and tree protection plan are considered to be acceptable and a condition will be included to ensure accordance with the submitted details.

8 Conclusion

The proposed building is of an acceptable quality design which satisfies the relevant development management policies and will be of benefit to the wider community.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00794 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drwg. No 1328-201 received 9 August 2013
Block Plan Drwg. No 1328-202 received 9 August 2013
Existing Site Survey Drwg. No 1328-203 rev.c received 24 September 2013
Proposed Site Survey Drwg. No 1328-204 rev.c received 24 September 2013
Proposed Elevations Drwg. No 1328-401 rev.a received 9 August 2013
Disability Access Statement received 5 September 2013
Tree Report and Method Statement produced by Bernie Harveston received 19 September 2013
Travel Plan received 17 September 2013

Reason: - To ensure provision of a satisfactory development.

- 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 in accordance with the Tree Protection Plan submitted on the 19 September 2013. The protective fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

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. Throughout the demolition and construction period the methodology as prescribed within the Tree Method Statement submitted on the 19 September 2013 shall be strictly adhered to.

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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.