
Site Address:	Park Community School, Middle Park Way, Havant, PO9 4BU		
Proposal:	Hampshire County Council consultation for addition of 2-4years modular nursery, and conversion of an existing building into a 0-2 years nursery at Park Community School.		
Application No:	APP/15/00428	Expiry Date:	21/05/2015
Applicant:	Ms J Smallman	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Barncroft		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The site the subject of this application is located within a large education establishment on the west side of Middle Park Way. The site is currently undergoing extensive refurbishment and extensions. The red line application site comprises a parcel of rough grass land between two buildings on the road frontage, behind a post & rail fence together with the existing building located to the south west, known as block Q. This single storey building is part of the new build and was originally planned to be a unit for troubled children - however this provision is now being made off site meaning this floorspace is available for alternative uses.

The area is surrounded by relatively high density residential properties.

2 Planning History

Lengthy planning history relating to various alterations and works to the school buildings. Of particular note is APP/12/00177 - Consultation by HCC for replacement buildings and to refurbish existing accommodation - No objection

3 Proposal

This application concerns a Hampshire County Council consultation on a planning application for the provision of a further building housing a 2-b n4 years nursery, and the conversion of the adjacent building block Q to a 0-2 years nursery. The proposed new building would be flat roofed, of modular construction measuring 14.9m x 7.5m x 3.11m high. It is proposed to be buff colour and the surrounding ground would be bitmac external play space. The 2-4years nursery would have 30 places and the 0-2 years up to 8 places. Access to the nursery would be via the school entrance and therefore parking would utilise the general school parking, no additional spaces are proposed. The nursery would operate between 7.30am to 6pm Mondays to Fridays. It is also proposed to replace the existing railing fence to Middle Park Way with a timber hit and miss fence set in a stepped in and out layout allowing for the planting of 4 trees on the road frontage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
DM7 (Elderly and Specialist Housing Provision)

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

Highway Engineer - No adverse comments. Remind the Education Authority to update their Travel Plan

Environmental Health Manager, Community Group - no adverse comments

Contamination - Some prior ground investigation(s) have been undertaken on the wider school site, so I think it's useful to have a formal consideration of contamination risks on file - refer to attached document. I don't consider it necessary for the applicant to undertake any specific investigation or sampling No adverse comments

6 Community Involvement

Hampshire County Council is responsible for carrying out Publicity for the application.

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 streetscene
- (iii) Impact upon residential amenity
- (iv) Highway issues
- (v) Contamination issues

- (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.

- (ii) Impact upon the streetscene

The application site is located immediately adjacent Middle Park Way in an exposed, highly visible location. The proposed building would sit between the bright green building to the north and the brick block Q to the south in the current open courtyard/grassed space between. The loss of this open space setting to the adjacent buildings is a consideration, but the proposed building would be set back from the back of the highway by between 3m and 8m and is set at an angle to the adjacent buildings. Given the creation of the playspace around the building and planned

incorporation of 4 trees the highway side of the hit and miss fence, then the loss of the space is compensated and mitigated through good layout and landscaping.

The modular design and colouring of the proposed building is not considered inappropriate to the site which now features flat roofed styled contemporary buildings with a mix of materials including brightly coloured panels. In street scene terms the proposal is therefore considered visually appropriate and compliant with CS16. It is however important that the building is well maintained, as the proposed modular design is usually of a temporary nature being used for short periods e.g 5 years.

(iii) Impact upon residential amenity

The proposed building and change of use of block Q are buildings sited centrally within the school grounds - the closest residential dwellings being opposite the site. It is therefore considered that there are no direct impacts on neighbouring amenity. It is considered that comings and goings to the site will not be materially increased.

(iv) Highway issues

The Development Engineer has commented that the travel plan for the site needs updating, but otherwise no highway issues are considered to arise.

(v) Contamination issues

The Environmental health officer has noted that ground investigations have previously been undertaken on site and provided a detailed assessment of contamination risk for the proposed development, which concludes that the current application area is unlikely to be significantly impacted by contamination. Based upon the above, no investigation or assessment of soil conditions is considered to be justified.

8 Conclusion

The proposed building and change of use to create nursery care on the site is considered appropriate and would warrant planning permission being given to this development. It is therefore recommended that Havant Borough Council **RAISES NO OBJECTION** to this County Council Application.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/00428, subject to the following conditions:

- 1 Subject to any standard planning conditions relating to commencement, materials, landscaping, contamination and any other matters that the County Planning Authority consider necessary. It should be noted however that the Borough Council also wishes to advise that the Travel Plan for the site needs updating.

We also recommend that good maintenance is adopted to ensure that the appearance and fabric of the building does not deteriorate, as such temporary

buildings are normally used only for short periods (e.g 5 years).