



Hampshire
County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: PBRS
Three Minsters House
76 High Street
Winchester
Hampshire
SO23 8UL

Application No: **APP/14/00810**

HCC Ref: HVE028

For: Hampshire County Council

Date of Application: 30 July 2014

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 12 conditions:

Development: **Expansion of Riders infant from 2FE (180 pupils) to 3FE (270 pupils) and expansion of Riders Junior School from 2FE (240 pupils) to 3FE (360 pupils) with the creation of a new main entrance, combined general office, library, staff and studio space with additional car parking, new pedestrian entrance gate and associated landscaping.**

Site address: **Riders Infant School, Kingsclere Avenue, Havant, Hampshire PO9 4RY**

Plans and particulars: **P10292.02, P10292.03, P10292.05, P10292.07, P10292.10, P10292.11Rev A, P10292.13, P10292.14, P10292.15, P10292.16, P10292.17, P10292.18, P10292.19, P10292-L-701RevA, CE/RJ509982/501**

Reason for Approval

It is considered that the proposal would be in accordance with the development plan, Havant Borough Council Core Strategy (March 2011)(summary attached), as the extension would meet the demonstrated local need for education provision (CS7 and para 72 of NPPF). It would be of a high quality design and would not materially harm the character of the area or and would be acceptable in terms of local amenity (CS16e) and highway safety and convenience (DM14).

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**
20 November 2014

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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.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. There shall be no access to the development site by any traffic associated with the construction/demolition (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0830 and 0915; and in the afternoon between 1515 and 1545.

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.

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4. No work or ancillary operations relating to the construction of the development approved, which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority 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.

Materials

5. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high quality development.

Highways

6. Within three months from the occupation of the new building, an updated School Travel Plan is to be produced in writing and agreed by the Local Planning Authority. The agreed Travel Plan is to be implemented within three months of approval.

Reason: In the interests of highway safety and promoting sustainable travel.

7. Plans and particulars showing the detailed proposals for the new pedestrian access shall be submitted to and approved by the Local Planning Authority in writing before the development commences

Reason: In the interests of highway safety.



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8. A construction Traffic Management Plan, including lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction shall be submitted to and approved by the Local Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of highway safety

Landscape

9. The trees to be retained shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of natural features.

10. No work shall be carried out within the crown spread of any existing trees which are to be retained. Neither shall any materials be stored nor any site huts located within the spread of the retained trees or within the protected landscape belts.

Reason: To protect the health and stability of the trees to be retained on the site.

11. No works shall commence until full details of all the hard and soft landscaped areas have been submitted to and approved by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with Plan no P10292-L-701 Rev A..

Reason: In the interest of visual amenity.



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12. The landscape and planting works to be approved under condition(s) <<.....>> above shall be completed by the end of the first planting season following the completion of development. Any plants which die, are removed, or become diseased or damaged within a period of five years after planting, shall be replaced as soon as possible with others of similar size and species.

Reason: To ensure that the appearance of the development is satisfactory, and that adequate provision is made for the maintenance of the landscape.

Notes to Applicant

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner 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. 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.