



Hampshire
County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

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

Application No: **APP/13/00599**

HCC Ref: HVE028

For: Hampshire County Council

Date of Application: 17 June 2013

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 6 conditions:

Development: **To supply, deliver and erect a temporary Pre-School Nursery Modular Building**

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

Plans and particulars: **P10275/Location100RevA**

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 which would not materially harm the character of the area 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**

6 August 2013

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Planning Conditions

Time Limits

1. The development hereby permitted shall be for a limited period only, expiring on 31 August 2017 or when the education use ceases, whichever is the sooner. At the expiration of this period the building shall be removed and the land reinstated to its former condition as soon as possible.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to secure the visual amenity of the locality, as the building is not considered suitable for permanent retention.

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 0800 and 0900; 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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Planning Conditions

4. No work relating to the construction of the development approved, 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 the 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1300 on Saturday and not at all on Sunday or recognised public holidays.

Reason: To protect the amenities of occupiers of nearby properties.

Highways

5. 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.

Landscaping

6. The pathways shall be 1.8m wide tarmac paths and fencing shall be 1.2m high timber palisade fencing with gates to match existing. All hard and soft landscape works shall be carried out in accordance with the approved plans.

Reason: In the interest of visual amenity.

Advice Note

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.



Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)

Havant Borough Core Strategy March 2011

Policy CS7 - Community Support and Inclusion

Planning permission will be granted for development that:

1. Has been informed and shaped by community and local stakeholder involvement in accordance with the Statement of Community Involvement.
2. Provides educational and training improvements including Building Schools for the Future.
3. Provides services for older people and other vulnerable groups, including Extra Care Facilities.

Policy DM14 Car and Cycle Parking on Development (excluding residential)

Development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.

1. Responds to, draws inspiration from and respects local context and:
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

National Planning Policy Framework (NPPF) para 72

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.