DECISION NOTICE

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property, Business & Regulatory Services
Three Minsters House
76 High Street
Winchester
Hants
SO23 8UL

Application No: **APP/10/0004**

HCC Ref: HVE025

For: Hampshire County Council

Date of Application: 23 March 2010

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 11 conditions:

Development: **Construction of a new 300 sq m building adjacent to the existing sports hall, to provide 3 seminar rooms, a cyber cafe, a consultation room for visiting NHS staff and ancillary WC, kitchen and plant accommodation**

Site address: **Park Community School, Middle Park Way, Havant PO9 4BU**

Plans and particulars: **P8443-101, P8443-110, P8443-115, P8443-150, P8443-200, P8443-300, P8443-700**

Reason for Approval

It is considered that the proposal would be in accordance with the development plan (summary attached) particularly policy D1 (High Quality Design) in that the proposed design would have its own distinctive identity but which respects the local character nor would it materially harm the amenity of local residents and would be acceptable in terms of highway safety. Taking into account, all considerations, there is on balance, no substantive reason to withhold planning permission.

All enquiries should be referred to the Environment Department, The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

RICHARD READ

on behalf of
Director of Environment
7 June 2010

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Planning Conditions

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.

Materials

2. Notwithstanding the illustrative super-graphic as shown on the submitted application drawings and as indicated on the front elevation of the proposed building facing on to Middle Park Way , the final coloured design including materials and finishes to be used, shall be submitted in writing to, and approved by the Local Planning Authority before the development commences.

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

Highways

3. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the construction works being deposited on the public highway. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway. In the event that any mud or spoil is deposited on the highway, it shall be cleaned-off on each day of working.

   Reason: In the interests of highway safety.

4. There shall be no access to the development site by any traffic associated with the construction (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0800 and 0845, and in the afternoon between 1330 and 1445 on normal school days.

   Reason: In the interests of public safety and, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

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5. 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 hours or after 1800 hours Monday to Friday inclusive, before 0800 hours or after 1700 hours on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

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

6. The temporary vehicle crossing for contractors to be provided from Middle Park Way into the School site shall be constructed before other operations on site are commenced. The temporary cross-over shall be designed so that it takes the weight of a laden lorry. Warning signs for pedestrians shall be positioned near this crossing point advising of vehicles entering and exiting the site. The signs shall be retained in position for the duration of the construction works. Immediately on completion of the construction works and before the new extension is brought into use, the temporary vehicle crossing shall be completely removed and the highway verge / footway fully reinstated to its original condition.

   Reason: In the interest of highway safety.

7. The existing gates on the School boundary with the back edge of the footway of Middle Park Way and that will be used in conjunction with the contractor's vehicle temporary crossing, shall only open into the site and not across the existing footway. When not in use, the gates shall be kept locked.

   Reason: In the interest of highway safety.

8. Unless it is absolutely necessary such as initial unloading of large panels from lorries which are not able to be parked on site, the boom arm (that is, the load carrying arm,) of the tall crane to be temporarily erected on site, shall not swing over the public highway or nearby housing.

   Reason: In the interest of highway safety.

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9. A Construction Traffic Management Plan shall be submitted in writing and approved by the Local Planning Authority before development commences. The Plan shall include parking and turning on-site for contractors and delivery vehicles including use of a banksman in the event long trailer lorries are brought into the site and have to reverse on to the public highway from the school site.

   Reason: In the interest of highway safety.

Flood Risk Assessment

10. The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment document submitted with the planning application. In addition, the finished floor levels are to be set no lower than 12.86metres Above Ordnance Datum Newlyn and that the flood proofing measures contained in the Flood Risk Assessment Document shall be incorporated into the development.

    Reason: Environment Agency Directive and to reduce the impact of flooding to the proposed development since the site is in a Flood Risk Zone.

Protection of Trees from Damage

11. Measures shall be taken to protect from damage during the construction works, those trees on Middle Park Way that are close to the construction site.

    Reason: In the interest of preserving the natural features that are in close proximity to the proposed development.

Notes to Applicant

1. 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.

Hampshire County Council

Annexe to Reasons for Conditions (as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

Havant Borough District-Wide Local Plan Adopted September 2005

Policy D1 (High Quality Design)

Development will be permitted provided it achieves [in terms of siting, massing, scale, proportion, alignment, rhythm, layout, materials (finishes, details, features) spaces and views] of the following:

i) Creates an attractive environment that has its own distinctive identity but which respects and enhances local character;
ii) Ensures the efficient use of land;
iii) Provides safe and convenient access to facilities and public transport;
iv) Does not adversely affect the amenities of occupiers of neighbouring properties;
v) Includes existing built and natural features such as trees, walls, etc.;
vi) Reduces the possibility of crime or ant-social behaviour;
vii) Maximises solar gain and energy conservation.

Policy CS1 (Community Buildings)

Buildings for community use will be permitted where a need has been identified or where development would improve existing provision.