

3.2 On 23 October 2012 Schools Forum agreed to de-delegate revenue funding to support the new Primary Behaviour Service (PBS). Four additional PBS

centres are being proposed to cover the whole County, including one at Mill Hill Primary.

- 3.3 The PBS Unit at Mill Hill Primary is being established to support primary aged pupils in the Havant and Waterlooville area. It will provide targeted support early in a child's life helping to meet their additional needs in order to get the most out of their education. The centre will accommodate approximately 12 pupils on a sessional/part time basis, the pupils remaining for most of the week at their mainstream primary school. Approximately 10 staff will work with the children although they will mostly work in local mainstream schools so that during the average school day there will only be 3 to 4 staff at the centre at any one time. Staff will also offer support, advice and training to staff at Mill Hill and other schools in the Havant and Waterlooville area.
- 3.4 The accommodation for the Centre will be in a modular form of construction enabling it to be located and run independently from the school. It will comprise two classrooms for up to 6 pupils in each with adjacent 1:1 withdrawal space, staff room, offices, kitchen and toilets.

4 Policy Considerations

NPPF 2012

Core Strategies 2011 forming part of the HBLDF

CS1 (Health and Wellbeing)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer -

I recommend approval of this application subject to a condition with regard to:

- the provision of the parking and turning area
- the provision of a vehicular crossing form Mill Road.
- the unit to operate in the way described in the Design statement with regard to hours etc.

As this is a temporary application I would advise that a condition is imposed that if the use of the building ceases the vehicular crossing and car parking should be removed so that it does not become a gathering place for anti social behaviour. An alternative would be to fence and limit access to the car park if the use of the unit was to cease.

HADAG -

I was initially going to write to object to this application based on the last line of the 'planning statement' which states that a ramp will not be included as it is not required. However, this is in complete contrast to the design and access statement as well as the elevation plans which clearly DO show a ramp. I've also confirmed with Alex Dirk that a ramp will be included.

Might I therefore suggest that the last line in the 'Planning Statement' is edited for

accuracy to avoid further concerns on the part of other members of the public and related groups picking up on this.

On the other hand, and to cover all the bases, should the final plans be submitted **without a ramp**, then this should be considered an objection due to the 'Part M' requirement for a ramp AND the anticipatory duty of the Equality Act (2010) to ensure equal access to all members of the community.

6 Community Involvement

Publicity for this application has been carried out by HCC.

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) Effect on the character of the street scene
- (iii) Impact on trees
- (iv) Impact on adjacent residential dwellings
- (v) Effect on Community Facilities

(i) Principle of development

The principle of the development is acceptable as the school is within the defined urban area and the land will remain available for use as by the pupils of Mill Hill School a during school working hours.

(ii) Effect on the character of the street scene

The development consists of a modular type building with canopy adjacent to the Mill Hill preschool which is located to the front building to the front of the site adjacent to the main road. It is not considered that either the building or associated landscaping and changes to access arrangements would be out of keeping with the nature of the site and that the design is consistent with the style of the other buildings within the site. It is not considered that the design will be visually detrimental to the streetscene so long as materials are approved prior to construction.

(iii) Impact on trees

The proposed development does not involve any loss of trees and the County Arborist has been consulted. It should be conditioned that tree protection is installed on site in order to protect the trees to be retained.

(iv) Impact on adjacent residential dwellings

It is not considered that the proposals will create a detrimental impact to the amenities of the adjacent residential dwellings as the proposed building is located 25m from the closest residential dwellings and the parking provision is angled away from the rear boundaries of the residential sites.

(v) Effect on Community Facilities

It is not considered that the application represents a significant change in the use of the school playing fields during school working hours as a good degree of open space in the form of school playing fields will remain on site.

8 Conclusion

- 8.1 Overall it is considered that the scheme is acceptable and that no objection should be raised subject to suggested conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/13/00903 subject to the following conditions

- 1 The development and use is in accordance with plans and other documents submitted with your application received by the Local Planning Authority on 10 September 2013.
- 2 Suitable tree protection shall be installed on site prior to the commencement of the works. Such 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.
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.
- 3 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 County 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.
- 4 The development shall not be brought into use until a turning space is provided within the site to enable vehicles to enter and leave the site in forward gear in accordance with details to be agreed in writing by the County Planning Authority. The turning space and shall thereafter always be kept available for such use.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development shall not be brought into use until the parking spaces as shown on the submitted plans have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The premises shall only operate in accordance with the submitted design and access statement.

Reason: In the interests of highway safety and to protect the amenities of nearby residential properties and having due regard to policies DM14 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 When the temporary use of this building ceases the vehicular crossing and car parking should be removed and the site returned to the existing use as school playing fields.

Reason: To protect the amenities of nearby residential properties and having due regard to policies DM14 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.