Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Design Services, Hampshire County Council
76 Three Minsters House
High Street
Winchester
Hampshire
SO23 8UL

Application No: **10/53510/006**

HCC Ref: HVE004

HAVANT BOROUGH COUNCIL
10 JAN 2011
RECEIVED

For: Hampshire County Council

Date of Application: 17 February 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 18 conditions:

Development: **To construct two synthetic turf pitches (101.5 x 63m) with fourteen 15m high floodlighting columns, 1.2m, 3m, 4.5m and 6m high green weldmesh ball stop fencing, spectator viewing areas, and associated drainage**

Site address: **Warblington School, Southleigh Road, Havant, Hampshire PO9 2RR**

Plans and particulars: **1601-L06, E1601-L05, E1601-L04 Rev D, UKS6416\1, E1601-L08, STH2499-006**

Reason for Approval

It is considered that the proposal would be a departure from the Havant Borough District-Wide Local Plan (adopted September 2005) as although it would not materially harm the character of the area or the amenity of the residents to a significant degree, the plan does not allow for any adverse impacts to be associated with development under policies D1 (High Quality Design) and 19 (ii) and R15 (Protection of Playing Fields and Court). The proposal is in accordance with policies L7 (New Landscape Works), and PC4 I, ii (Light Pollution). The proposal would also be acceptable in terms of highway safety and convenience T6 (Public transport, Cycling and Walking New-Development) and T9 (Provision of Vehicle Parking and Turning Facilities). The playing field lost will be replaced by improved sporting facilities and so is acceptable to Planning Policy Guidance 17 (24 July 2002) 15 iii, iv (Playing Fields). Taking the material considerations of the community benefits and sporting opportunities in to account, the proposal is acceptable despite being interpreted as a departure as the benefits outweigh the degree of disturbance to the local residents

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
6 January 2011

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **10/53510/006**

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.

Hours of Working

2. 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 0830 and 0915 hours; and in the afternoon between 1515 and 1545 hours 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.

3. 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 0800 hours or after 1800 Monday to Friday inclusive, before 0800 hours or after 1400 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.

HAVANT BOROUGH COUNCIL
10 JAN 2011
RECEIVED

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **10/53510/006**

Planning Conditions

Community Management

4. Prior to development commencing, a Management Plan for the use of the pitches outside of the normal school day shall be submitted for approval in writing to the Local Planning Authority. The scheme should be implemented as approved. The school management, W & D Residents Association, Havant Hockey Club and other invited members shall be continually involved in the Management Plan.

   Reason: To ensure a well managed community access is achieved with sufficient benefit to the development of sport and to ensure that appropriate measures are provided and subsequently maintained by the management of parking, noise, behaviour and litter; to reduce the adverse effects of use of the pitches on occupiers of nearby properties.

5. Prior to development commencing, the school shall organise a liaison panel to include members of the local community, inclusive of the W & D Residents Association, Havant Hockey Club and the school management. The liaison panel shall meet for a minimum of three times a year for the duration of the development.

   Reason: To ensure a well managed community access is achieved with sufficient benefit to the development of sport and to ensure that appropriate measures are provided and subsequently maintained by the management of parking, noise, behaviour and litter; to reduce the adverse effects of use of the pitches on occupiers of nearby properties.

HAVANT BOROUGH COUNCIL
10 JAN 2011
RECEIVED

Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Application No: **10/53510/006**

HAVANT BOROUGH COUNCIL
10 JAN 2011
RECEIVED

Planning Conditions

Protection of Water Environment

6. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before the development is completed and thereafter managed and maintained in accordance with the approved details. Those details shall include:
   i. information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
   ii. a timetable for its implementation; and
   iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

   Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance.

Highways

7. Prior to development commencing a supporting School Transport Plan has been produced and agreed by the Local Planning Authority. The plan should be implemented as approved.

   Reason: To minimise trip generations associated with the development by the private car and encourage the use of alternative means of travel in compliance with the aims and objectives of PPG13.

8. Prior to development commencing, 'Keep Clear' markings at the exit point of the site shall be in place.

   Reason: To provide a gap to allow vehicles travelling south to exit the site.

HAVANT BOROUGH COUNCIL
10 JAN 2011
RECEIVED

Application No: **10/53510/006**

Planning Conditions

9. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the demolition works being deposited on the public highway. These measures shall be implemented before the development commences and thereafter maintained. 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 at the end of each working day.

   Reason: In the interests of highway safety.

Parking

10. Overflow parking shall be enforced as prescribed in the Management Plan and as illustrated on drawing E1601-LO8.

    Reason: In the interests of highway safety and amenity.

Public Address System

11. The use of a Public Address (PA) system shall be limited to a maximum of 20 sessions of two hours duration per annum. A record shall be kept of all occasions a Public Address system is used.

    Reason: To reduce the adverse effects of use of the pitches on occupiers of nearby properties.

Lighting and Hours of Use

12. Unless otherwise approved in writing by the Local Planning Authority, the floodlights on the all-weather pitch shall only be switched on when necessary and then only between the hours of 0800 to 2100 Monday to Friday, 0900 to 1900 on Saturday and on Sunday and bank holidays from 1000 to 1800. A security light will be permitted for 15 minutes after the floodlights are switched off.

    Reason: In the interests of amenity of neighbouring residents.

HAVANT BOROUGH COUNCIL
10 JAN 2011
RECEIVED

Application No: **10/53510/006**

Planning Conditions

13. Notwithstanding condition 12 above, between 1 May and 31 August there shall be no use of the STPs after 18.00 on Saturday or Sunday.

    Reason: In the interests of amenity of neighbouring residents.

14. The floodlights shall be aimed and adjusted if required, so that there is no direct, unshielded view of a light source (lamp) or its reflected image, from the windows of any residential property.

    Reason: In the interest of amenity.

Access and Quality of Sport Facilities

15. The all weather pitches shall be used for outdoor sport and for no other purpose.

    Reason: To protect the all weather pitch from loss and/or damage, to maintain the quality of and secure the safe use of the sports pitches.

Landscaping

16. 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.

HAVANT BOROUGH COUNCIL
10 JAN 2011
RECEIVED

Application No: **10/53510/006**

Planning Conditions

17. Within three months of development commencing a detailed scheme of landscaping of the site shall be submitted to the Local Planning Authority for approval in writing, with consultation with the local community. The scheme shall specify the types, size and species of all trees and shrubs to be planted; details of all trees to be retained; and details of fencing/enclosure of the site, phasing and timescales for carrying out the works, and provision for future maintenance. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

    Reason: In the interests of visual amenity.

18. There shall be no works will be carried out in the 'old swimming pool area' area as part of the proposals.

    Reason: In the interests of amenity.

19. No tree or shrub clearance should be carried out in the bird nesting season (March to August), or carried out immediately after inspection by an ecologist to confirm absence of nesting birds.

    Reason: In the interests of nature conservation.

Advice Note

1. There shall be appropriate liaison between the School and with local residents for the implementation and management of the Synthetic Turf Pitch.

2. 'Keep Clear' markings at the exit point of the site will require a Section 278 agreement with the Highway Authority.