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Hampshire County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Mott MacDonald Limited
Stoneham Place
Stoneham Lane
Southampton
Hampshire
SO50 9NW

Application No: **APP/10/00421**

HCC Ref: HVE022

For: Hampshire County Council

Date of Application: 16 July 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 seven conditions:

Development: **The provision of a synthetic turf sports pitch, associated fencing and access routes.**

Site address: **Glenwood School, Washington Road, Emsworth, Hampshire PO10 7NN**

Plans and particulars: **DR-0003-XX-0002RevP1, DR-0003-XX-0003RevP1, DR-0003-XX-0004RevP1, DR-0003-XX-0005RevP1, DR-0003-XX-0006RevP1, MMD-275849-L-DR-0003-XX-0017, DR-0003-XX-0007RevP1**

Reason(s) for Approval

1. It is considered that the proposal would be in accordance with the development plan (summary attached) particularly with Policy D1 (High Quality Design) and R15 (Protection of Playing Fields and Courts) and would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety.

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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
13 October 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.

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' vehicles, nor plant and machinery) in the morning between 0830 and 0900 and in the afternoon between 1500 and 1530 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 hours Monday to Friday inclusive, before 0900 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.

Landscaping

4. The trees and hedges to be retained shall be protected during building operations by the erection of sturdy protective fencing such as `Heras` type. Such fencing shall be retained for the duration of the construction works. There shall be no stockpiling of excavated soils or materials which are to be used in the construction of the Multi-Use Games Area adjacent to the trees to be retained.

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

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Planning Conditions

Multi-Use Games Area

5. Before the Multi-Use Games Area (MUGA) is brought into use, the associated four metre high weldmesh fencing shall have been provided and made available for use. No floodlighting in connection with the use of the MUGA is to be installed on the site.

   Reason: To secure a satisfactory development and in the case of the floodlighting, in the interest of amenity of occupiers of nearby housing.

6. Use of the Multi-Use Games Area (MUGA) after the normal school day, will be limited to the available light. However during British Summer Time use of the MUGA shall finish by 21:00 hours Monday to Friday, and on Saturdays shall only be used between 09:00 and 18:30 hours. The MUGA shall not be used at all on Sundays or recognised public holidays unless otherwise agreed beforehand in writing with the Local Planning Authority.

   Reason: In the interest of amenity of local residents whose properties are near the school.

Highways

7. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the construction works being deposited on the public highway (Washington Road). 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 on each day of working.

   Reason: In the interests of highway safety.

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Planning Conditions

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.

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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), space and views] the following:

(i) ensures the efficient use of land;
(ii) does not adversely affect the amenities of occupiers of neighbouring properties;
(iii) includes existing built and natural features such as trees;
(iv) reduces the possibility of crime or anti-social behaviour.

Policy R15 (Protection of Playing Fields and Courts)

The redevelopment of playing fields and courts for alternative uses will not be permitted except where one or more of the following should be provided:

(i) laying out and equipping replacement open space of at least an equivalent area and quality;
(ii) upgrading existing playing fields and/or courts;
(iii) the replacement provision should take account of public recreational requirements;
(iv) synthetic turf pitches are only permitted where residential amenity and nature conservation interests would not be adversely affected.

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