



Hampshire
County Council

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

To: Property Services
Three Minsters House
76 High St
Winchester
Hampshire
SO23 8UL

Application No: **APP/23/00788**

HCC Ref: HVE034

For: Hampshire County Council

Date of Application: 9 October 2023

Hampshire County Council, as County Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 5 conditions:

Development: **Alterations to SCOLA building to include replacement cladding, roof material and fenestration, and upgrade to lighting**

Site address: **Hart Plain Junior School, Hart Plain Avenue, Waterloo, Hampshire PO8 8SA**

Reason for Approval

It is considered that the proposal would be in accordance with the relevant policies of the Havant Borough Local Plan Core Strategy (2011) and Havant Borough Local Plan (Allocations) (2014)) and the relevant paragraphs of the National Planning Policy Framework (2023) in that it would be acceptable in terms of its design and sustainability. And that it would not materially harm the character of the area or the amenity of the school site users and local residents.

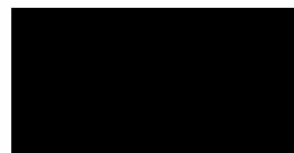
Conditions

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.

All enquiries should be referred to Universal Services, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055



Director of Universal Services
7 December 2023



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Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Construction Management Plan (Pre-Commencement)

2. No construction or demolition work hereby permitted shall commence until a Construction Management Plan is submitted to and approved in writing by the County Planning Authority. This shall set out the measures that will be implemented to avoid and minimise impacts to neighbouring residents which shall include:
 1. A Construction Traffic Management Plan including details on the daily and total number and size of lorries accessing the site, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles;
 2. Measures to control particular hazards such as asbestos, noise, dust and vibration generated by demolition and construction;
 3. Site setup details including welfare facilities, material storage and waste disposal;
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 5. Details of temporary lighting;
 6. Protection of pedestrian routes during construction.

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: To ensure that demolition and construction activities do not unacceptably impact on the amenity of the locality, users of the school site, local population, or highway safety in accordance with Policies CS1 (Health and Wellbeing) and CS16 (High Quality Design) of the Havant Borough Local Plan Core Strategy (2011).

Hours of Working

3. No work relating to the construction of the development hereby permitted, (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 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised Public Holidays.

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Reason: To protect the amenities of occupiers of nearby properties with Policies CS1 (Health and Wellbeing) and CS16 (High Quality Design) of the Havant Borough Local Plan Core Strategy (2011).

Materials

4. The development hereby permitted shall use be constructed using the external materials, finishes and colours as listed and described in section 2.4 of the submitted Planning Statement and as shown on the Proposed building elevations drawing number: C10314-HCC-00-ZZ-DR-A-3010 & C10314-HCC-00-ZZ-DR-A-3011

Reason: To ensure quality of design and suitable appearance in accordance with Policy CS16 (High Quality Design) of the Havant Borough Local Plan Core Strategy (2011).

Plans

5. The development hereby permitted shall be carried out in accordance with the following approved plans: **DR-A-1000 Location Plan, C10314-HCC-00-GF-DR-A-1050 - Site Plan, DR-A-1601 Contractors Compound, HCC-00-GF-DR-D-2000, C10314-HCC-00-FF-DR-A-2101, C10314-HCC-00-GF-DR-A-2100, C10314-HCC-00-GF-DR-A-2001, Existing DR-A-3000 Existing Elevations 1, DR-A-3001 Existing Elevations 2, C10314-HCC-PS-00-DR-E-8200 Electrical Engineering Services Lighting & Fire Alarm Layout Ground Floor**

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2023), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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2. Given the nature of the development and its opportunity to enhance biodiversity, it is recommended that the installation of bird box onto nearby trees is implemented to provide opportunities to enhance biodiversity in accordance with the NPPF, NERC Act and Policy CS11 of the Havant Borough Core Strategy March 2011
3. Under the Control of Asbestos Regulations 2012 the duty to manage asbestos in non-domestic premises is a legal requirement and requires the 'dutyholder' to "ensure that a suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present in the premises.". The applicant is advised that given the age and SCOLA build of the existing school, a survey for asbestos containing materials may be necessary and it is recommended that the applicant follows the Hampshire County Council Corporate Asbestos Procedure.
4. 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.