

Application Number: 18/11344 Full Planning Permission

Site: HOUNSDOWN SCHOOL, JACOBS GUTTER LANE, TOTTON
SO40 9FT

Development: Single-storey teaching block; demolition of existing; re-instate soft play area

Applicant: The Governors

Target Date: 17/12/2018

Extension Date: 14/02/2019

RECOMMENDATION: Service Man Planning Grant

Case Officer: Jo Chambers

1 REASON FOR COMMITTEE CONSIDERATION

Departure from development plan.

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Private/Education Recreational Land
Plan Area
Built-up Area
Aerodrome Safeguarding Zone
Meteorological Safeguarding

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Objectives

- 1. Special qualities, local distinctiveness and a high quality living environment
- 6. Towns, villages and built environment quality

Core Strategy

CS1: Sustainable development principles
CS2: Design quality
CS7: Open spaces, sport and recreation
CS8: Community services and infrastructure
CS24: Transport considerations

Local Plan Part 2 Sites and Development Management Development Plan Document

DM8: Protection of public open space, private playing fields and sports grounds and school playing fields

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPD - Parking Standards

6 RELEVANT PLANNING HISTORY

13/11604 - Single-storey classroom block; part demolition of existing-
Application Approved 2014 but not implemented. Permission now lapsed.

7 PARISH / TOWN COUNCIL COMMENTS

Totton & Eling Town Council

The proposed new school teaching block replaces the existing building of similar size. The new block will be fundamental for the school to ensure pupils are taught in a satisfactory environment and the Town Council would support the application with this in mind. The new structure would have more efficient use of space and would be more functional and aesthetically pleasing. The existing structure will be removed once work is completed on the new block and the area returned to grass.

Recommendation: Permission, but would accept the decision reached by the District Council's Officers under their delegated powers

8 COUNCILLOR COMMENTS

None received

9 CONSULTEE COMMENTS

- 9.1 Tree Officer: no objection subject to condition.
- 9.2 Environmental Health: site investigation submitted. No contamination identified. No further action required.
- 9.3 Environmental Design: comment that more information on hard/soft landscaping required. Landscape and implementation conditions recommended.
- 9.4 Hampshire County Council Highway Engineer: comments awaited.
- 9.5 Sport England - no objection. Meets exception.
- 9.6 Planning Policy - no objection.
- 9.7 Southern Gas Network - comment only.

10 REPRESENTATIONS RECEIVED

None received

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case NFDC has worked with the applicant to agree a suitably worded condition with the aim of securing the replacement of an existing tree that will be removed that is located close to the existing history block that is proposed for demolition. This will be secured by an appropriate condition.

14 ASSESSMENT

- 14.1 The application relates to land at Hounsdown School. The existing history block/learning support unit positioned close to the site entrance is proposed to be demolished and replaced with a new larger single-storey building. Both the existing and proposed building are single storey flat roofed buildings.
- 14.2 The new building will have a floorspace of 572 sqm - a net increase of approximately 60 sqm and would be located on an informal grassed area adjacent to the school science buildings. The existing history block/learning support unit will be demolished and this land together with adjoining land will be landscaped.
- 14.3 The application has been advertised as a departure from the development plan because the replacement building would be sited on an area identified by Policy DM8 of the Local Plan Part 2: as Private/Education Authority recreational land. However, the policy does allow for an exception where the loss will be compensated by replacement of equivalent or better provision in terms of quantity, quality and accessibility. In accordance with the requirements of the General Development Procedures Order, Sport England have been consulted and raise no objection.
- 14.4 Supporting information submitted with the planning application explains that the area where the replacement building would be located is an informal social soft landscaped space measuring 734m². The replacement area - in place of the existing building to be demolished - would measure 746m² and although it would be in a different location within the school grounds, it would replicate the area to be developed in line with the requirements of Policy DM8.
- 14.5 No formal sports pitches would be affected by the proposal. A consultation response from Sport England has confirmed that the proposals meet its exception criteria. The proposal development offers

only land incapable of forming part of a playing pitch and does not reduce the size of any pitch; result in the inability to use any playing pitch, reduce sporting capacity; result in loss of other sporting provision or ancillary facilities on site or prejudice to the use of remaining playing fields onsite. No objection is raised by Sport England.

- 14.6 Policy CS8, states that proposals for improved education facilities that result in improvements in meeting the needs of the population will be supported. The proposal fulfils this purpose, which weighs significantly in favour of the development in policy terms.
- 14.7 With regard to other material planning matters, the demolition of the existing building is acceptable in principle as it is in a poor state of repair and of little architectural merit. The design of the proposed building reflects parts of the school that have already been refurbished. Overall, the replacement building is considered to be appropriate within its setting with other school buildings, contribute positively to its surroundings and local distinctiveness, thereby it accords with Policy CS2.
- 14.8 It is noted that both student and staff numbers will remain unchanged and the application is not related to any school expansion, but instead is intended to provide modern and functional teaching facilities. A condition is proposed to ensure that the demolition of the existing block is undertaken at the appropriate stage of the development. As a result, no concern has been identified regarding parking. HCC Highways have however been consulted and their formal comments are awaited.
- 14.9 A habitat survey has been submitted as part of the development and no further investigations have been recommended. Site investigation information has also been submitted and no contamination has been identified. Whilst there is no TPO, a tree report has been submitted in which one tree has been identified as worthy of retention. However, as this tree is growing adjacent to the history teaching block proposed for removal it may be necessary to remove it and plant a replacement tree. A landscaping scheme will be required to be agreed by condition, which will include appropriate replacement tree planting as well as the treatment of the area of the existing history teaching block once this building is demolished. Following discussion it is considered that this proposed landscaping condition will address the comments made by the Environmental Design Team.
- 14.10 The building would not have any adverse impact on the amenities of other properties beyond the site.
- 14.11 Overall, the proposed location of the new classroom would result in the loss of an informal recreation area. However, the proposal is considered acceptable as a replacement informal recreation area would be provided on the site which would perform a similar function and be of a slightly larger size. Significantly the proposal will create bespoke teaching facilities of a superior quality to those within the existing dilapidated block and as such although this remains a departure it would accord with the exceptions identified in adopted Policy DM8. As such the proposed development is considered to be consistent with Development Plan policies and objectives. The application is recommended for approval subject to no further substantive comments being made to the press notice which expires on 15th February 2019.

- 14.12 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. RECOMMENDATION

That the Service Manager Planning Development Control be **AUTHORISED TO GRANT PERMISSION** subject to

- i) the receipt of no new material objections to the press advertising that the proposal as a departure which expires on 15th February 2019
- ii) the imposition of the conditions set out below.

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following documents and approved plans including details of materials shown on the approved plans:

DHP-5813-1000 Existing Site Location Plan
DHP-5813-2000 Proposed Site Location Plan drawing number
DHP-5813-2000 proposed site location plan
DHP-500-2350-1001 existing whole school GF plan
DHP-500-2350-1002 existing whole school FF plan
DHP-500-2350-1003 existing whole school SF plan
DHP-500-2350-1500 existing whole school accommodation schedule (room names)
DHP-500-2350-1004 existing history & learning support block GF Plan
DHP-5813-2030 Rev1 Proposed Elevations And Cross Sections AA And BB
DHP-5813-2005 proposed history & learning support block site block plan
DHP-5813-2010 proposed history & learning support block GF plan
DHP-5813-2020 proposed history & learning support block roof plan
Planning Statement prepared by DHP (UK) LLP ref AE/5813 dated September 2018

Reason: To ensure satisfactory provision of the development.

3. No demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (to be identified by agreement with the Local Planning Authority beforehand), have been submitted to and approved in writing by the Local Planning Authority. The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area in accordance with Policy CS2 of the Local Plan for the New Forest outside of the National Park.

4. The demolition of the existing history/learning support facility block shall not take place until details of the landscaping of the area of the existing history/learning support facility and adjacent land have been submitted to and approved in writing by the local planning authority. This scheme shall include details a specification for:

- a) the existing trees and shrubs which have been agreed to be retained;
- b) a specification for new planting , to include replacement trees as required (species, size, spacing and location);
- c) areas for hard surfacing and the materials to be used;
- d) other means of enclosure;
- e) a method and programme for its implementation and the means to provide for its future maintenance.

The development shall be implemented in accordance with the approved details and thereafter retained.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

5. The existing history/learning support facility block shall be removed within 4 months of the completion of the new building hereby approved and remedial works to the land undertaken and landscaping carried out in accordance with details approved under condition 4, to be carried out within the next planting season and thereafter retained and maintained in accordance with the approved details as such for a period of 5 years.

Reason: The Local Planning Authority wishes to ensure that replacement open space is provided within the site and the satisfactory appearance of the site in accordance with Policy CS2 of the Core Strategy and Policy DM8 of Local Plan Part 2 for the New Forest District outside of the National Park.

Notes for inclusion on certificate:

1. In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

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2. The development subject to this notice falls within a highlighted proximity of a mains gas pipe which is considered a major hazard. In the event that gas pipes are present within your site, there may be restrictions on the work being undertaken to ensure the safety of your site and the protection of the gas pipes. The applicant/agent/developer is strongly advised to contact the pipeline operator PRIOR to ANY works being undertaken pursuant to the permission granted/confirmed by this notice.

Address is:

Southern Gas Networks Plc

SGN Plant Location Team

95 Kilbirnie Street

Glasgow

GS5 8JD

Tel: 0141 184093 OR 0845 0703497

Search online at:

www.linesearchbeforeyoudig.co.uk

SGN personnel will contact you accordingly.

Further Information:

Jo Chambers

Telephone: 023 8028 5588



New Forest DISTRICT COUNCIL

Tel: 023 8028 5000
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David Groom
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**Planning Development
Control Committee**
February 2019

Item No: 3b
Hounsdown School
Jacobs Gutter Lane
Totton
18/11344

Scale 1:2500

N.B. If printing this plan from
the internet, it will not be to
scale.

