

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 17 June 2020

Update Report from Head of Strategic Planning

Item No: 6

Phased demolition of the existing two storey 2FE Junior School and construction of a new single storey 2FE Junior School and associated external works at Fryern Junior School Oakmount Road, Chandler's Ford SO53 2LN (Application No. CS/20/87438 Site Ref. EAE044)

1) Revisions to conditions

Additional condition:

The drainage system shall be constructed in accordance with the Flood Risk Assessment and Drainage Strategy ref: P10692. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure that the drainage system, quantum of development and layout sought is deliverable, whilst ensuring that flood risk will not be increased on or off site in accordance with the NPPF and Policy 45.ES of the Eastleigh Borough Local Plan (2006)

Item No: 7

Construction of a replacement single story Junior School followed by the demolition of the existing school, including landscaping, hard play area, improved pedestrian and vehicular access and additional parking at Grange County Junior School, Franklin Road, Gosport PO13 9TS (Application No. 20/00122/HCC3 Site Ref. GPE007)

1) Amendments to the report and clarification:

Paragraph 17 states: 'This extension was constructed independently and is not connected to the main school building.' The applicant would like to clarify as follows:

'The 2014 extension is attached to the main build. Its structure is independent - in that the steel structure of the extension does not rely on the timber frame of the existing along the adjoining wall.'

2) Representations:

Councillors Philpott and Burgess have raised the following concern:

"Currently there is no vehicular access to the School on Grange Lane. Grange Lane is quite a narrow carriageway. During pick-up and drop-off people tend to park on both sides of the road and park half-on and half-off the footpaths and verges. This is not untypical of the situation at many schools. However, our only concern is that introducing a vehicular access to the school on Grange Lane may impact sightlines during these peak times. We would wish to be reassured that this potential hazard has been fully considered and any suitable mitigation put in place."

The applicant has responded with the following:

"A stage 1 road safety audit was carried out during the early design phase and is currently being updated to reflect the proposals as submitted to planning. A stage 2 road safety audit and Section 278 application will be carried out at the appropriate time to ensure full assessment of the proposals is carried out as required. Should minor adjustments be required through this process then they will be incorporated into the design and implemented."

The intention behind creating the new access is to improve the safety of traffic movement on site whilst also supporting increased onsite staff car parking. The proposed access is for staff and vehicles requiring accessible parking only. Larger delivery vehicles and refuse collection will access from Franklin Road at agreed times with the school and exit onto Grange Lane. The car park is not intended for visitors or parents, this will be managed by the school through use of an access control gate."

It is also stated in the Transport Statement submitted with the application that it is proposed to extend the existing Traffic Regulation Order (TRO) (no parking area) in Grange Lane which should ensure that vehicles do not obstruct the new crossing location or compromise use of the new vehicular access.

3) Revisions to conditions

Highways

4. A Stage 1 and 2 Road Safety Audit associated with the works to the highway as detailed in drawing number EC-P11364-002 Revision P3 shall be submitted to and approved by the Local Planning Authority in writing. **The agreed details shall be fully implemented before the use hereby approved is commenced.**

Reason: In the interests of highway safety and in accordance with Policies LP22 (Accessibility to new development) and LP23 (Layout of sites and parking) of the GBLP (2015). This is a pre-commencement condition as such details need to be considered prior to construction of the development and thus go to the heart of the planning permission.

Flood and Water Management

7. The drainage system shall be constructed in accordance with the Flood Risk Assessment & Drainage Strategy Ref: P11364. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure that the drainage system, quantum of development and layout sought is deliverable, whilst ensuring that flood risk will not be increased on or off site in accordance with the NPPF, Policies LP39 (water resources), LP41 (Green infrastructure) and LP45 (Flood risk and coastal erosion) of the Gosport Borough Local Plan (2015) and the Non-Statutory technical standards for sustainable drainage systems.

9. To be removed

Ecology

10. Prior to the **demolition of the existing school building**, an updated bat survey of the school building shall be completed including a visual assessment and presence/absence surveys, if required.

Reason: To ensure the favourable conservation status of bats in accordance with Policy LP44 (Protecting species) of the Gosport Borough Local Plan (2015).

13. Prior to **construction of the additional car parking**, a monitoring and compliance report shall be submitted and approved in writing by the Local Planning Authority which will include the results of the badger and fox monitoring strategy detailing any works undertaken.

Reason: To ensure appropriate steps and works were taken in relation to monitoring and where necessary excluding badgers and foxes, in accordance with Policy LP44 (Protecting species) of the Gosport Borough Local Plan (2015).

Playing Field

14. No development shall commence until a scheme for the removal of the contractors' compound, works and access and the reinstatement of the playing field land has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The contractors' compound; works and access must be removed from the site **prior to the completion of works on site** in accordance with the approved scheme. Within three months of; or in the first planting season following the removal of the contractors' compound; works and access, the playing field land must be reinstated in accordance with the approved scheme.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Policy LP35 (Protection of existing open space) of the Gosport Borough Local Plan (2015). This is a pre-commencement condition as such details need to be considered during construction of the development and thus go to the heart of the planning permission.

Lighting

15. **Prior to occupation of the development** a scheme for all external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: In the interests of the amenity of the site and to minimise impacts of lighting on the ecological interest of the site and in accordance with Policies LP43 (Locally designated nature conservation sites) and LP44 (Protecting species) of the Gosport Borough Local Plan (2015).

Item No: 8

Extraction and processing of minerals, importation and treatment of inert materials, the erection of a concrete batching plant, workshop, offices, weighbridge and internal access to the A35 with progressive restoration using residual inert materials to agriculture, woodland and grassland at Land at Roeshot, Christchurch, Hampshire (Application No. 16/10618 Site Ref. NF269)

Amended Recommendation:

1. That an extension of time until **31 December** 2020 is agreed for the satisfactory completion of the Section 106 Agreement to secure Ecological Protection and Restoration of the site, a revised Repair and Maintenance Scheme for Watery Lane (Byway Open to All Traffic (BOAT number 737) and a permissive path and

that authority is delegated to the Director of Economy, Transport and Environment to grant permission in all other respects in accordance with the resolution made at the meeting held on 19 June 2019.

END

This page is intentionally left blank