

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	11 February 2010
Title:	A new single storey Children's Centre building including associated landscape works at Barton Stacey C of E Primary School, Roberts Road, Barton Stacey, Winchester SO21 3RY (Application No: 09/02548/HCC3N) (Site Ref: TVE059)
Reference:	1309
Report From:	Head of Planning and Development

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1. Executive Summary

- 1.1. The development of Children's Centres is part of a national strategy to achieve the objectives set out in the "Every Child Matters" Government programme and develop 3500 Sure Start Children's Centres across the country by mid-2010. To date, Hampshire County Council has provided 60 such Centres in Hampshire over two Phases of development. Phase III, the final stage of this strategy, is intended to provide a further 25 Children's Centres in the County, one such Centre being at Barton Stacey. A Children's Centre should not be confused with a nursery or a pre-school as it offers a variety of services to support the well-being of young families with pre-school children. Planning permission is required for the provision of a new single storey Children's Centre building, including associated landscaping works at Barton Stacey C of E Primary School, Roberts Road, Barton Stacey, near Andover.
- 1.2. Issues: Existing and proposed development, compliance with adopted Local Plan, consultees views and, consideration of objections from residents.
- 1.3. Reason for decision: It is considered the proposal would be in accordance with Policies SET 3 (Development in the Countryside), DES 05 (Layout and Siting), DES 06 (Scale, Height and Massing), DES 07 (Appearance, Details, Materials) (summary attached in Integral Appendix C) in that the location needs to be in the countryside because of where the school is situated and, its design/materials are considered would not cause significant harm to the character of the surrounding area or amenity of local residents. Taking into account all considerations, there is on balance, no substantive reason to withhold planning permission.

2. Site and proposal

- 2.1. The existing Barton Stacey C of E Primary School site is situated at the northern end of a small residential cul-de-sac (The Green) on the outskirts of the village as shown on the attached plan. Further residential development on Roberts Road follows the north boundary of the school's playing field. There are trees and bushes to the entrance of the school site and at the end of the cul-de-sac, is a hard surfaced turning area for vehicles. A green playground belonging to the village lies adjacent to the southern side of The Green.
- 2.2. Building Form and Materials – The proposed Children's Centre will be a single-storey rectangular detached building of approximately 101 square metres floor area and is of a modular construction. Although being modular, the building will be permanent and it will have external rendered elevations incorporating large panels of natural timber cladding. A recessed entrance porch will provide shelter at the building's entrance. The flat roof will be of high performance layered felt reflecting the style of the nearby flat-roofed school. This presents a low-profile to the views from surrounding residential properties. The Centre will have a small external play area to the rear and will be fenced out from the adjoining school playing field. Although the Centre would operate separately to the existing school, it would provide a complementary service. The proposed building is intended to be connected to the school's existing foul drainage system.
- 2.3. External works – Part of the works for the Centre will be to widen the approach road, The Green, by 0.9 metres, thereby giving this road an overall width of 4.8 metres. The widening of the road is necessary because with resident's parking there is currently only just sufficient space for a single car to pass a parked car. As a result, the grassed verge to the south is continually over-run and trafficked, both by cars and large vehicles such as refuse vehicles, mounting the kerb. Within the school grounds and adjacent to its driveway, a new tarmac footpath will be provided to ensure a safe pedestrian route up to the school and Children's Centre. A 1.8 metre high fence is to be provided to separate the public side of the school from the pupil accessible areas to enhance pupil security. In addition, a 1.2 metre high fence line is proposed to enclose the small playground for the children visiting the Centre.
- 2.4. Parking – The school has 12 full time equivalent staff (FTE) to serve the 1 Form Entry School of 102 pupils and six car spaces are provided. The Centre will have three FTEs and three car parking spaces – one for disabled access – are proposed. Two cycle stands will also be provided making the total provision on the school site to 20 spaces. During the construction period for the Centre, the existing school staff car park will be temporarily relocated to the school's hard playground.
- 2.5. Trees – The site adjoins a small wooded area within the school grounds, the intention being to retain the majority of trees which will be protected during the building operations. However, it will be necessary to remove a few trees that are close to the construction site but replacement semi-mature trees would be carried out as part of the landscape works for the Centre.

3. Development plan

- 3.1. Test Valley Borough Adopted Local Plan 2006 (Adopted June 2006) shows the site as an existing school adjoining the built-up outskirts of Barton Stacey but within the defined Countryside. The relevant Policies are SET 03 (Development in the Countryside), DES 05 (Layout and Siting), DES 06 (Scale, Height and Massing), and DES 07 (Scale, Height and Massing).

4. Consultations

- 4.1. **Test Valley Borough Council** has no objection subject to conditions.
- 4.2. **Barton Stacey Parish Council** in principle support the proposal but comment, referring to the submitted application's Design Statement "most visitors will walk to the Centre". The Parish Council disagree with this, especially as in bad weather and taking into account the site is poorly served by public transport, that visitors would arrive by car with an increase in the volume of traffic along The Green.
- 4.3. **Highway Authority** has no objection in principle subject to conditions including the submission of details before development commences for a Construction Traffic Management Plan and the modified highway works to The Green. It is required that the highway works are carried out before occupation of the Centre building. The proposed three car parking spaces including one accessible space for the Centre accords with the current County Council's Parking Standards.
- 4.4. **Environment Agency** advise that all precautions must be taken to avoid discharges and spills to the ground both during and after construction.
- 4.5. **Natural England** does not object to the proposed development and note, clearance of trees and areas of scrub should avoid the bird breeding season March to August inclusive, to reduce the likelihood of harm to breeding birds.
- 4.6. **The Local Member Councillor Gibson** has not made comments to date.

5. Representations

- 5.1. Five letters of support, five letters of objection and one letter expressing concern have been received.
- 5.2. The letters of support consider the proposal is a "wonderful idea and much needed facility", it's a positive move and closeness to housing, and a "great opportunity for the village as a whole".
- 5.3. The letters of objection are on the following grounds:
- (i) no need for the Centre and why in this location on the edge of the catchment area – this will lead to an increase in traffic coming to the site. Public transport in this area is very poor;

- (ii) building is not in keeping with the school/local housing and school security is compromised by the proposed Centre with more public accessing the site;
- (iii) no parking for visitors/parents and the local area does not allow for provision. The local turning area (just south of the school access) will be used for parking;
- (iv) construction will create noise, dust, fumes, smells and will affect children's health especially those children in the classroom adjacent to the proposed construction site;
- (v) widening of The Green (public road) will cause problems whilst under construction and once carried out will encourage vehicles to increase speed thereby increasing danger to children going to or coming out of school. Current narrowness of this road acts as a speed reducer.

6. Commentary

6.1. The comments from the local residents are noted and in response regarding the objections:

- (i) need for the Centre and choice of location - Following an options appraisal, Barton Stacey Primary School was selected as the most appropriate location for the new Centre because the school site ensures good links with young families, the surrounding residential area gives good proximity to a relatively significant number of under five year-olds, and there is sufficient space available in an appropriate position on the site. Other options within the Notional Catchment Area did not present suitable or sufficient space. Although located on the school site, the Centre will operate independently of the school but provide a different but complementary service to the community;
- (ii) increase in traffic – The majority of the services provided by the Centre will not be taking place within the building itself. The Centre will operate as an administrative base from which the activities are co-ordinated. Services to where young families are living, rather than expecting the families to travel to the Centre. Since some of the service delivery would take place at the Centre itself to meet the needs of those living nearby, it is not expected that the traffic levels would increase;
- (iii) building not in keeping with the school/local housing – The nearby school building is a single-storey flat roofed property with dark stained weather boarding on its exterior walls. The proposed Centre will be flat roofed and single storey with areas on the external walls with stained timber. Although the external render of the Centre would not be a dark colour, it is considered the two sets of buildings

would complement each other. Neither designs of the school or Centre match the reddish brick of local housing;

- (iv) security of the school is compromised – It is considered the Centre would not compromise the security of the school as it is intended to provide a 1.8 metre high fence to separate the public side of the school from the pupil accessible areas to enhance pupil security. In addition, a 1.2 metre high fence line is proposed to enclose a small area of playground for the children visiting the Centre with their parents/guardians;
- (v) no parking for visitors/parents – There is no parking on the school site for visitors or parents at present so the situation will not change as result of the Centre being on site. The parking provision is considered adequate given the level of staffing and how the Centre will operate;
- (vi) construction will create noise, dust, etc. – It is acknowledged building works will create some noise and dust. The proposed Centre is a modular building constructed in a specialist factory and brought on to site; this reduces the overall time factor for erecting the building. The impacts will be short term and on balance acceptable;
- (vii) widening of The Green (public road) will cause problems – The cul-de-sac that serves the school and a few houses is relatively narrow. The widening is to allow safer passage of vehicles but is unlikely to encourage drivers to speed.

6.2. There are no objections from the consultees and the proposed development is considered, taking into account the comments above to accord with the relevant policies of the current adopted Local Plan. Other considerations are noted but do not justify withholding of planning permission.

7. Recommendation

7.1 That planning permission to construct a new single storey Children's Centre including associated landscape works at Barton Stacey C of E Primary School, Roberts Road, Barton Stacey, near Andover (Application No. 09/02548/HCC3N), be granted subject to the conditions in Integral Appendix B.

Links to the Corporate Strategy

Hampshire safer and more secure for all:	yes
Maximising well-being:	yes
Enhancing our quality of place:	yes

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

A new single storey Children's Centre building including associated landscape works at Barton Stacey C of E Primary School, Roberts Road, Barton Stacey, Winchester SO21 3RY (Application No: 09/02548/HCC3N) (Site Ref: TVE059).

Location

Environment Department, Hampshire County Council, Elizabeth II Court West (1st floor)

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 0815 and 0900 hours and in the afternoon between 1445 and 1530 hours on normal school days.

Reason: In the interests of public safety and, to avoid traffic conflict at the times of the day when pupil 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 0800 hours or after 1600 hours on Saturday and not at all on Sunday or public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties.

Highways

4. Before the construction of the Children's Centre building is commenced, full details of the proposed highway works in The Green, as shown in principle on the submitted planning application drawing P8243-101 revision F, have been submitted to and approved in writing by the Local planning Authority in consultation with the Highway Authority.

Reason: To secure a satisfactory development and in the interest of highway safety.

5. Before the construction of the Childrens Centre building is commenced, a Construction Traffic Management Plan shall be submitted in writing to and approved by the Local Planning Authority. The agreed Plan shall be maintained for the duration of the construction works.

Reason: In the interest of highway safety.

6. No part of the development shall be occupied until such time the highway works in The Green as required under Condition 4 above, shall have been carried out to the satisfaction of the Highway Authority.

Reason: To secure a satisfactory development.

7. Measures shall be taken to prevent mud and spoil from vehicles leaving the school site during the construction period being deposited on the public highway (The Green and Roberts Road). No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud or spoil being carried on to the highway. In the event this occurs, the highway shall be cleaned-off on each day of working.

Reason: In the interests of highway safety.

Car Parking

8. Before the Children' Centre is brought into use, the three car parking spaces including the one for drivers with a disability, shall have been properly provided and made available for use. These spaces shall be retained for that purpose.

Reason: To secure a satisfactory development.

New Footpath:

9. Before the Childrens Centre building is occupied, the new footpath to be provided shall have been properly constructed and made available for use.

Reason: To secure a satisfactory development and in the interests of pedestrian safety.

Protection of trees:

10. Prior to construction of the Childrens Centre building, measures shall be taken to protect from damage, those trees which are to be retained and which are closest to the construction site. Sturdy metal fencing such as "Heras" type or similar shall be used and shall be retained for the duration of the works.

Reason: In the interest of retaining the natural features on the site.

Landscape:

11. All the hard landscape areas shall have been implemented before occupation of the Childrens Centre building. In addition, the replacement mature trees to be provided shall have been planted as soon as possible following completion of the construction works for the new building. In the event the building is completed in the summer months, then the tree planting shall be

carried out in the first available planting season. Any new planting that dies or is removed within three years from its initial planting, shall be replaced as soon as possible with similar species.

Reason: To secure a satisfactory development.

Bird Breeding Season:

12. Clearance of trees and scrub shall avoid being removed during the bird breeding season, March to August inclusive, to reduce the likelihood of harm to breeding birds.

Reason: To accord with Natural England's requirement.

*Annexe to Reason for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)*

TEST VALLEY BOROUGH ADOPTED LOCAL PLAN 2006 (Adopted June 2006)

Policy SET 03 (Development in the Countryside)

Development in the countryside (ie, outside the boundaries of settlements defined by Policy SET 01 and shown on the Inset Maps) will only be permitted if there is an overriding need for it to be located in the countryside. For developments that require a building or buildings, it must be demonstrated that in the locality, there are no existing buildings:

- (i) which are adequate for the proposed use;
- (ii) which reasonably could be made available;
- (iii) which have been severed from an existing farm unit;
- (iv) which have recently changed from the proposed use.

Policy DES 05 (Layout and Siting)

Proposals for development within or adjoining a settlement will be permitted provided that:

- a) the scheme integrates with the form and structure of the existing settlement or surrounding area;
- b) the scheme is laid out to provide a clear distinction between public and private spaces;
- c) buildings are laid out and relate positively to streets or other public spaces.

Policy DES 06 (Scale, Height and Massing)

Development will be permitted provided that;

- a) any building is in scale with other buildings in the immediate vicinity in terms of its height and massing, unless a greater scale is necessary to reflect the development's function or to create a landmark in an appropriate location.

Policy DES 07 (Appearance, Details, Materials)

Development will be permitted provided that the design of any building or structure:

- a) is of a high standard and attractive appearance which adds visual interest;
- b) expresses its purpose, unless this would detract from the character of the surrounding area, and
- c) compliments local building styles and the colour, pattern and texture of local building materials.