

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 24 July 2019

Update Report from Head of Strategic Planning

Item No: 7

Temporary extension to Pennington Recycling Facility for associated parking and storage use at Land to the west of Pennington Recycling Facility, Milford Road, Pennington SO41 8DF (Application No. 19/10523 Site Ref. NF042)

1) Further information:

The applicant has sent a letter in response to the Regulatory Committee Report to the Committee Members and the Planning Authority. The letter summarises the applicant's case for the development.

This had been added to the application documents on the Hampshire County Council Planning website and is titled '*Add Additional Information from the Applicant - Letter to Councillors (17 July 2019)*'. The document can be found at the below link:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=20216>

Item No: 8

Demolition of existing building and provision of a new two storey All Through Special Needs school and associated external works, including access road, landscape, soft/hard play and parking areas at Former Chineham Park Primary School, Shakespeare Road, Basingstoke RG24 9BP (Application No. 19/01381/CC3 Site Ref. BAE035)

1) Consultations & amended plansCounty Ecologist

The final comments of the County Ecologist have been received following the submission of additional information from the applicant relating to the outcomes of bat and dormouse survey work.

Provided that all the trees to be felled are assessed to have low potential for bats and will be 'soft-felled' under the supervision of an ecologist in line with the measures

detailed in the submitted ecology reports, there are no further concerns on the issue of bats.

In relation to dormice, the removal of four clumps of trees which are relatively isolated and surrounded by buildings, areas of hardstanding and short amenity grassland is acceptable, subject to the proposed fingertip search for these areas. However, it is recommended that the extent of the remaining habitats to be removed (primarily within the band of vegetation along the eastern boundary parallel to the A33) is reduced, as these areas are part of a connected corridor which is of more value to dormice.

In response the applicant has submitted revised plans which update the proposals as follows:

- The garden growing area has been relocated to sit adjacent to the MUGA - this allows for more trees to be retained and increases the connectivity.
- Understorey planting is now proposed to reinforce the band of planting on the eastern boundary.
- More trees have been retained in the area to the east of the MUGA, increasing connectivity.

Based on these amendments, the proposal is considered to be acceptable in terms of ecology impacts.

Lead Flood Authority

No objection subject to condition

2) Revisions to conditions

Amend Condition 8 (page 92) to: -

No development **of the MUGA** shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
- (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation before first occupation of the educational establishment. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Additional conditions:

Prior to commencement of development an acoustic report shall be submitted to and approved by the Local Planning Authority which gives details of:

a) A description of the sources of noise which the development site is likely to produce, including; use of the MUGAs including spectators and coaching staff, impact noise of balls being kicked and hitting fencing etc, and whistles being blown.

b) An assessment of the impact which these sources have on noise sensitive premises in the locality, including internal amenity areas and gardens, having regard to the following sources of guidance and assessment methodologies, where appropriate:

- BS4142:2014– Method for Rating & Assessing Industrial and Commercial Sound.
- BS8233:2014 – Guidance on Sound Insulation and Noise Reduction for Buildings.

c) Details of any proposed mitigation measures that would be appropriate and necessary to control the noise impact, including specific detail on the level of sound reduction provided by the mitigation method.

d) All noise monitoring data and calculations, including any assumptions that have been made, shall be provided in format a that is capable of verification.

Reason: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM 12 of the Basingstoke and Deane Local Plan 2011-2029. This is a pre-commencement condition as such details need to be taken into account during construction of the development and thus go to the heart of the planning permission.

A full School Travel Plan shall be submitted to and approved by the Local Planning Authority in writing within twelve months of occupation of the site. The Travel Plan actions shall be implemented in full.

Reason: To promote sustainable travel and reduce reliance on the private car in accordance with Policy CN9 (Transport) of the Basingstoke and Deane Borough Local Plan 2011-2029 (2016).

No vehicular or pedestrian access other than that shown on the approved plans shall be formed to the site, without the prior approval of the Local Planning Authority in writing.

Reason: In the interests of highway safety and in accordance with Policy CN9 (Transport) of the Basingstoke and Deane Borough Local Plan 2011-2029 (2016).

Pre-Commencement conditions – a sentence is included within the Reason for the conditions stating why the information is required prior to commencement of the development.

END