MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/14/74213

DESCRIPTION/ ADDRESS	Erection of portacabin for use as a modular classroom for a period of 5 years. Wildern School Wildern Lane Hedge End Southampton SO30 4EJ

SITE VISIT DATE	16.05.14			
ARE PLANS ACCURATE?	X	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes. 2x site notices also.			

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Portacabin to measure 16776mm x 9832mm with an overall height of 3512mm, to be sited for a period of 5 years. Building will provide much needed additional space for use as additional science practical classrooms, for the existing pupils.
SITE AREA	156m2
TOPOGRAPHY	Level site.
TREES	4no oak trees in fairly close proximity, to be retained. The nearest tree has split into three and is not in prime condition.
SITE CHARACTERISTICS	Large school site, comprising many separate and joined buildings of varying ages/styles. Large playing field to the eastern side. Proposed building will sit on the far eastern side of the cluster of school buildings, on the edge of the playing field.
CHARACTER OF LOCALITY	School within existing residential area.

RELEVANT PLANNING HISTORY

Various permissions, both permanent & temporary within the school site, but none that are directly relevant to this application.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	F/14/74213, Wildern School. Erection of portacabin for use as a modular classroom for a period of five years. Cllrs. Emma Norman and Paul Carnell declared an interest and withdrew from discussions. Inconclusive plans. With due consideration to the concerns of Mrs.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	Cardy of Rosemary Price Court, the Committee would wish to view the location of the proposed portacabin in relation to 2, Rosemary Price Court. The resident disputes the information contained within the plan.
Engineers	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

I believe the resident concerned is referring to the tennis courts that have been approved to the rear of this property. These are not shown on the plans but they do not fall within the red line. The proposed portkabin is to be sited some 224m from this property on the far eastern side of the school building cluster.

COMMENT ON REPRESENTATIONS RECEIVED

X	See below		Other……

PLANNING OBLIGATION/CONSIDERATIONS

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The proposal is considered to comply with the relevant policies for the following reasons:

- Due to its scale and siting, it will have no impact on the character of the area or existing street scene. It is only really visible from within the school grounds.
- The design, whilst not particularly attractive, is the type of building you would expect to see within school grounds. It will not appear as out of keeping.
- The building is to improve the existing facilities only, with no additional staff or pupils. There is no impact on the highway. For this reason, developer contributions are not required.
- There are four oak trees fairly close to the siting. These are all proposed to remain in place. There is already a permanent building built adjacent to the trees, and largely between the trees and the new portakabin. The only tree within close proximity is a poor condition. These trees are not covered by TPO and could be removed at any time.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement.

With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The recommendation is to permit for a period of 5 years, for the reasons stated above.