

P/14/0463/VC

FAREHAM EAST

MR DAVID BRYANT

AGENT: DESIGN DRAWN LTD

VARIATION OF CONDITION 3 OF P/14/0171/CU TO INCREASE THE NUMBER OF PUPILS TO A MAXIMUM OF 60 BY AUGUST 2018

6 HIGH STREET - WYKEHAM HOUSE SCHOOL - FAREHAM HAMPSHIRE PO16 7AN

Report By

Graham Pretty (Ext.2526)

Introduction

This application is presented to committee in accordance with the adopted scheme of delegation following the receipt of letters of objection.

Site Description

The application site is a detached Grade II listed building located on the west side of High Street a short distance north of the junction with West Street and within the High Street Conservation Area. Vehicular access is available to the north side of the building to three car parking spaces available to the building. The access further serves a commercial premises and 14 residential properties in Croad Court. There is a small service yard area to the rear of the property.

Description of Proposal

The application proposal is to vary condition 3 of planning permission P/14/0171/CU which restricts the permitted number of pupils at the site to 16.

Policies

The following policies apply to this application:

National Planning Policy Framework (NPPF)
Planning Practice Guidance

Approved Fareham Borough Core Strategy

CS17 - High Quality Design
CS3 - Vitality and Viability of Centres
CS8 - Fareham Town Centre Development Location
CS5 - Transport Strategy and Infrastructure
CS6 - The Development Strategy
CS7 - Development in Fareham

Development Sites and Policies

DPS1 - Sustainable Development
DSP3 - Environmental Impact
DSP6 - Protecting and Enhancing the Historic Environment

Fareham Borough Local Plan Review

DG4 - Site Characteristics

HE5 - Change of Use in Fareham High Street Conservation

Relevant Planning History

The following planning history is relevant:

<u>P/14/0471/AD</u>	PROPOSED HANGING SIGN AND FASCIA SIGN
<u>P/14/0174/LB</u>	INTERNAL ALTERATIONS TO GROUND FLOOR INCLUDING A NEW INTERNAL PARTITION TO FORM A BATHROOM APPROVE 28/04/2014
<u>P/14/0172/LB</u>	THIS APPLICATION PROPOSES A CHANGE OF USE FROM B1 AND D1 (A) COMMERCIAL TO D1 (C) EDUCATIONAL. FURTHER, LISTED BUILDING CONSENT FOR THE MINOR ALTERATIONS OF THE PROPERTY WHICH ARE LIMITED TO MODIFICATIONS TO THE GROUND FLOOR TOILET FACILITIES. INVALID 28/02/2014
<u>P/14/0171/CU</u>	CHANGE OF USE TO D1 EDUCATIONAL INCLUDING ALTERATIONS TO THE LISTED BUILDING APPROVE 28/04/2014
<u>P/13/0543/LB</u>	INTERNAL ALTERATIONS TO FORM FIRST FLOOR BATHROOM APPROVE 08/08/2013
<u>P/13/0210/DP/A</u>	CHANGE OF USE FROM B1 AND C1 COMMERCIAL TO C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING AND REPLACEMENT BRICK REAR GARDEN WALL : DETAILS PURSUANT - CONDITION 3 (BOILER, EXTRACTS AND VENT DETAILS, CEILINGS, CORNICE AND FREIZE METHOD STATEMENT, SKIRTING ARCHITRAVE AND CORNICE DETAILS, EXTERNAL MATERIALS, WINDOW, INTERNAL/EXTERNAL DOORWAY AND DOOR SCHEDULE AND DETAILS AND GARDEN GATE DETAIL) APPROVE 09/08/2013
<u>P/13/0211/LB</u>	LISTED BUILDING APPLICATION FOR CHANGE OF USE FROM B1 AND D1 COMMERCIAL TO A C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING, NEW EXTERNAL OPENINGS AND NEW BRICK GARDEN WALL APPROVE 26/04/2013
<u>P/13/0210/FP</u>	CHANGE OF USE FROM B1 AND D1 COMMERCIAL TO C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING AND REPLACEMENT BRICK REAR GARDEN WALL APPROVE 26/04/2013

Representations

One letter has been received objection on the following grounds:

- Highway problems at pick-up and set-down times

Consultations

Director of Planning and Development (Conservation) - No objection

Director of Planning and Development (Highways) - No objection subject to a condition requiring the submission of an Access Statement setting out in detail the arrangements to be made for the pick-up and drop-off of pupils at the main school at East Street and the measures to be to reduce reliance on the use of cars and to ease congestion at the main school East Street entrance.

Planning Considerations - Key Issues

Planning application P/14/0171/CU was considered at Committee on 23 April 2014. The applicants subsequently contacted Officers to point out that the restriction to 16 pupils had not been the intent of the application. It transpires that the Planning Statement submitted with that application had not been clear about the future aspirations for the school and had proposed only the number of pupils intended as the initial intake.

This application has therefore been submitted to more clearly reflect the intentions for the school and the number of pupils envisaged.

The predicted numbers are as follows:

YEAR	NUMBERS
2014-15	16
2015-16	23
2016-17	47
2017-18	60

The applicant has advised that a recent Fire Risk Assessment has placed the maximum figure at 60. Children would be aged 6 and over. The applicants recognise that the size of the outside play area at No.6 High Street is limited, however, it is planned that some boys' lessons will be delivered at the main school site at East Street. Where these occur directly before or after break time this will be taken on the main school site. It is further confirmed that all boys' will take lunch in the dining room at the main school site that will allow for the use of the main school site at lunchtime.

The use of the building has been previously agreed and it is therefore the impact of the greater intensity of use that must be considered here. On the basis of the applicants' intended 'modus operandi' Officers do not consider that any objection can be sustained on the grounds of the impact of the increased use of the building upon adjacent uses and residents.

The remaining concern is regarding the potential impact of traffic, most particularly from parents picking up and dropping off their children. The concern is that the High Street is busy and the parents may be tempted to pick up and drop off their children on the High Street in circumstances, for example, of inclement weather. Both in the previous and the current applications the applicants have affirmed their intention that children would be registered and dismissed daily at the main school site on East Street. Nonetheless, the site is fronted by double yellow lines so that parents dropping off or picking up at the site would be parking illegally. Officers do not consider that a refusal of permission could be justified where other legislation is in place to prevent those actions of concern.

The Director of Planning and Development (Highways) is content that planning permission may be granted for the proposed intensification of the approved use, however, it is acknowledged that there are concerns over the possible congestion that may be caused if parents were to pick up and drop off children at the site and has suggested that an access statement be sought to which the applicants can be committed via planning condition.

On balance, recommend:

PERMISSION

Maximum number of pupils; submission of a full access statement; compliance with agreed access statement.

Notes for Information

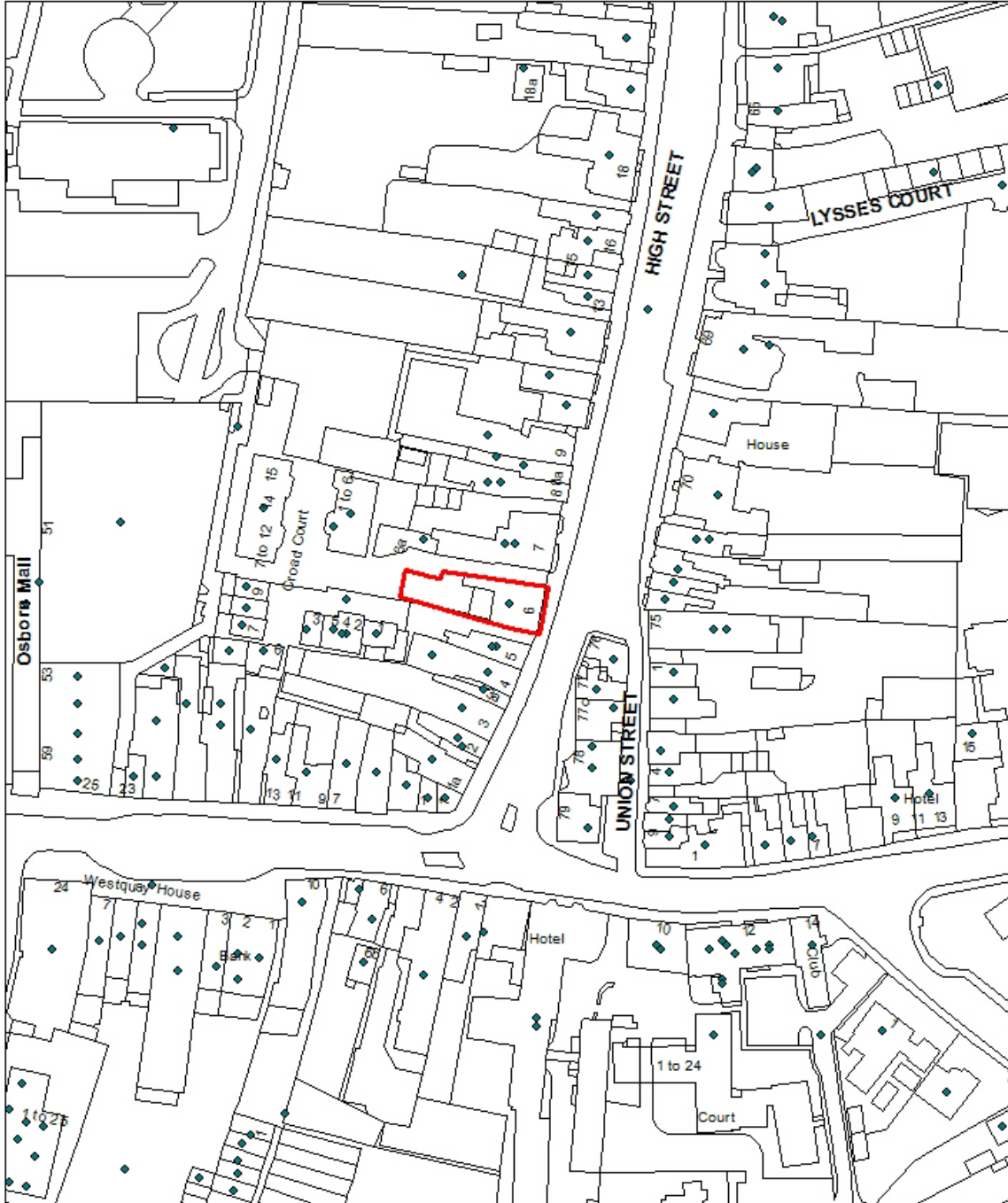
Conditions attached to P/14/0171/CU continue to apply.

Background Papers

P/14/0171/CU; P/14/0463/VC

FAREHAM

BOROUGH COUNCIL



6 HIGH STREET
SCALE: 1:1,250

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