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29 July 2013

S U M M O N S

MEETING: Extraordinary Regulatory Board
DATE: 6 August 2013
TIME: 18:00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Vicki Stone

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

The Mayor (Councillor Beavis (ex-officio)
Chairman of the Policy and Organisation Board (Councillor Hook) (ex-officio)

Councillor Ronayne(Chairman)
Councillor Mrs Hook (Vice Chairman)

Councillor Ms Ballard	Councillor Gill
Councillor Carter CR	Councillor Hazel
Councillor Ms Diffey	Councillor Jessop
Councillor Farr	Councillor Langdon
Councillor Geddes	Councillor Wright

FIRE PRECAUTIONS

(To be read from the Chair if members of the public are present)

In the event of the fire alarm sounding, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

IMPORTANT NOTICE:

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

NOTE:

- i. Councillors are requested to note that, if any Councillor who is not a Member of the Board wishes to speak at the Board meeting, then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

AGENDA

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

All Members present are reminded to declare, at this point in the meeting or as soon as possible thereafter, any disclosable personal interest in any item(s) being considered at this meeting

3. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 2 August 2013. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

4. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon Friday, 2 August 2013).

5. REPORTS OF THE BOROUGH SOLICITOR

*Schedule of planning applications with recommendations.
(grey sheets – pages 3-13)*

6. ANY OTHER ITEMS

PART II
Contact Officer:
Debbie Gore
Ext: 5455

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

6th August 2013

ITEMS WITH RECOMMENDATIONS

1. Copies of drawings and accompanying planning applications referred to in this schedule will be made available for inspection by Members from 5.00 pm immediately prior to the meeting. Unless otherwise advised, these plans will be displayed in the room in which the Regulatory Board is to be held.
2. The number of objections and representations indicated in the schedule are correct at the time the recommendations were formulated. Should any representations be made after this date, these will be notified to the Regulatory Board during the officer presentation.
3. Copies of all representations received from the public will be made available for inspection by Members in the same way as drawings will be made available, referred to in Note 1 above.
4. An index of planning applications within this schedule can be found overleaf, together with a summary of each recommendation.

<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	INDEX <u>Address</u>	<u>Recommendation</u>
01.	03-13	13/00099/FULL	Bay House School Field Gomer Lane Hampshire	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: 13/00099/FULL
APPLICANT: Mr Ian Potter
DATE REGISTERED: 16.04.2013

DEMOLITION OF EXISTING SPORTS HALL AND ERECTION OF NEW SPORTS FACILITY BUILDING TOGETHER WITH ASSOCIATED REFUSE STORE, EXTERNAL WORKS AND ACCESS FROM BROWNDOWN ROAD (as amplified by information received 31.05.13 and 21.06.13 and amended by plan and information received 11.06.13, 19.06.13 and 20.06.13)
Bay House School Field Gomer Lane Hampshire

The Site and the proposal

Bay House School and its sports field are located at the southern end of the Borough close to Stokes Bay. The main school buildings are located on the south side of Gomer Lane and the sports field, the application site, is located across the highway to the north west. The main school buildings are located in the Urban Area, whereas the sports field is located in the Strategic Gap and is an allocated Open Space. The field is a Site of Importance for Nature Conservation (SINC) because of its importance to Brent Geese and the northern part of the field is identified within the Solent Waders and Brent Goose Strategy as being an important grazing ground for this species. There are also orchids present and areas of herb rich grasses. The entire sports field is approximately 500m long and approximately 250m wide at its widest point. To the north is Privett Road with the Alver Valley beyond and to the east is residential development comprising a mix of individual dwellings and flatted development. To the west of the sports field is the River Alver with the Kingfisher Caravan Park beyond, which is an allocated Built Leisure Facility, and to the south, beyond Gomer Lane, is the Stokes Bay Caravan Park. The west side of the sports field, adjacent to the river, lies in Flood Zone 3. On the southern boundary is mesh wire fencing approximately 1.8m high. There are a number of trees growing sporadically along the eastern, southern and western boundaries of the field. None of the trees are considered to be high quality specimens. Access to the field is via a pedestrian gate at the eastern end of the southern boundary or along a vehicular access at the western end of the same from Browndown Road. Towards the south eastern corner of the field there is an existing, sports hall, which is in a poor state of repair. The sports hall is positioned in a staggered arrangement relative to the eastern boundary ranging between 19m and 33m and is a grey, concrete building approximately 8m high with a pitched, corrugated roof over. There are two doors in the southern elevation of the building. Adjacent to this, to the south, is a temporary sports hall approved under planning permission reference K17540/3. This building ranges between 8m and 4.5m high, is 35m long and 31m wide. The main structure is an aluminium framed, polygon roof, span system with steel skinned insulated wall. This facility is used by the school during school hours and by the community during the hours of 1800 and 2130 Monday to Friday and between 0900 and 2000 hours on Saturday's and Sunday's. Car parking is provided in the main school site and conditions imposed on planning permission reference K17540/3 ensure that at no time are the existing permanent and temporary sports halls used concurrently. In addition to this, an all weather pitch is located to the west side of the field in an east-west orientation. This was approved under planning permission reference K17540/2. The pitch is 102m long and 66m wide and is capable of being used as a large single pitch or being divided into smaller pitches. The pitch is surrounded by twin bar metal fencing, coated in dark green PVC, ranging between 2m high along the north, east and south elevations and 3m high along the west elevation. There are 8 no. 15m high floodlighting columns spaced evenly along the east and west elevations of the pitch. The school use the pitch during the hours of 0800 and 1800, Monday to Friday with the pitch being available to community groups between the hours of 1800 and 2100, Monday to Friday, 0900 and 2100 on Saturday's and between 1000 and 2000 on Sunday's. Like the temporary sports hall, car parking for community users is provided in the main school site.

This application proposes the demolition of the existing, permanent sports hall and the erection of a new sports facility building on the sports field, together with associated refuse store and external works, with servicing and emergency access from Browndown Road. The proposed building would

be located partially on the site of the existing, original sports hall and partially on land to the north of the existing building. The facility would occupy a more direct north - south orientation compared to the existing building which is positioned in a north-east - south-west arrangement and the primary access would be located on the south side of the building with secondary and emergency access points on the north, east and west elevations. Pedestrian access would be along the existing footpath that leads to the existing sports hall which takes access from a gate in the fence along the southern boundary of the site. The footpath would then be extended over the site of the existing sports hall, following its demolition. There is an existing vehicular access to the site from Browdown Road to the west which also provides access to the existing Southern Water pumping station. The access is currently gated at the boundary with the sports field and is currently used for maintenance and in emergencies only. It was originally proposed to increase the use of this access to provide an access to the site for mini buses, however, as a result of concerns raised by the Highway Authority, amended plans have been submitted to show the continued use of this access for maintenance and emergencies only. Some works are proposed to lay a new surface extending from the access gate to the new sports hall. This will allow maintenance and emergency vehicles improved manoeuvrability across the field. The application proposes the removal of three small trees currently positioned approximately 40m north of the existing sports hall. The proposed facility would comprise a 4 court sports hall and games area, gymnasium, dance and fitness studios and changing facilities at ground floor with servicing at first floor at the eastern end of the sports hall.

The building would be approximately 58m long and 52m wide and would range in height between 6.6m and 9.5m. The lower, east side of the building would be sited 13m from the eastern boundary of the site which increases to 27m separation at the north east corner where the building is not positioned parallel with the application site boundary. The lower section of the building at 6.6m high would be 19.8m long where it would then rise to 9.5m as it extends west into the site. The building would be constructed in buff, multi facing brick on the lower section to a height of 2.5m with a mixture of light grey, fibre cement, flat panel cladding above and grey/green horizontal, strip fibre, cement cladding with a shiplap profile above. A projecting colour coated, aluminium profiled trim is proposed around the roof parapet with a matching canopy over the entrance on the south side of the building and aluminium windows on the north and south elevations. An external emergency staircase is proposed to the north side of the building. It is also proposed to erect a refuse store positioned 15m from the south elevation of the building. This store would be 4.9m long, 1.8m wide and 1.8m high with a pair of gates in the west elevation and timber panels fixed to concrete posts surrounding. Refuse will be transferred by Bay House School staff to the main school site for collection. The application proposes the removal of three trees and the planting of five new trees to the south side of the proposed sports hall.

The proposed facility would be used by students of Bay House School and outside of school hours by the community. The proposed hours of community operation are Monday to Friday between 1800 and 2130 and between 0900 and 2000 at the weekends and on bank holidays. This may be extended to 2200 on occasion during the week and at the weekends. During these times the facility will remain under the control of the school caretaking staff and car parking will be provided in the main school site where there are 119 car parking spaces, car parking for 2 mini buses and in excess of 300 cycle parking spaces.

Relevant Planning History

K17540/2 - Retention of and further works for the installation of a replacement all-weather pitch together with erection of 8 no. 15m high flood lights, fencing and bunds - permitted 27.02.13

K17540/3 - Erection of temporary sports hall - permitted 28.02.13 for a temporary period expiring on 30.11.14

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan Review, 2006:

- R/T11
- Access and Parking
- R/CF8
- Provision of Built Leisure Facilities
- R/S2
- Location of Additional Shopping & Leisure Floorspace
- R/OS1
- Development Outside of the Urban Area
- R/OS2
- Strategic Gaps
- R/OS4
- Protection of Existing Open Space
- R/OS12
- Locally Designated Areas of Nature Conservation Importance
- R/OS13
- Protection of Habitats Supporting Protected Species
- R/DP1
- General Standards of Development within the Urban Area
- R/BH8
- Archaeology and Ancient Monuments
- R/ENV4
- Treatment of Foul Sewage and Disposal of Surface Water
- R/ENV5
- Contaminated Land
- R/ENV9
- Safeguarded Areas
- R/ENV10
- Noise Pollution
- R/ENV11
- Minimising Light Pollution
- R/T2
- New Development
- R/T4
- Off-site Transport Infrastructure

Consultations

Environment Agency (Hants & IOW)	No objection subject to conditions relating to the implementation of measures identified in the Flood Risk Assessment and implementation of the surface water drainage strategy.
Local Highway Authority	No objection. Trackers have been provided to demonstrate that an emergency vehicle can enter and leave the site in a forward gear. Car parking will be provided in the main school site. A condition to ensure that no migratory material is taken onto the highway and that construction vehicles are cleaned before leaving the site is recommended.
Property Services	No objection.
Defence Estates	No response.

Natural England	No objection subject to conditions relating to noisy operations.
Sport England South East	No objection. The application has been considered in the context of Sport England's playing field policy which seeks to ensure that there is an adequate supply of pitches to satisfy the current and estimated future demand for pitch sports within the area. The application comprises the demolition of the existing sports hall and erection of a new facility. The proposed development does not result in the loss of grass playing field land and accords with the exceptions to Sport England's adopted playing field policy in that the proposed development is for an improved indoor sports facility.
Southern Water	The position of the public foul sewers must be determined on site by the applicant. No development or new tree planting should be located within 3m, 3.5m or 5m either side of the centreline of public sewers of 225mm, 525mm, 900mm and 1050mm respectively. A condition requiring details of measures to protect public sewers is recommended.
Wildlife Trust (Hants & IOW)	The information on Brent Geese is detailed. To ensure the environment is preserved for the Geese, conditions relating to working and operations on the site are recommended. Further information should be provided in respect of bats.
HCC Ecology	No objection. The application is accompanied by two ecological survey reports providing an assessment of the wider Bay House School site. It is noted that Natural England has provided comments on the impact to Brent Geese and nesting birds and has suggested measures for avoiding any impacts during the proposed development works. The bat survey report concludes that the building does not support roosting bats but recommends that an ecologist be on call during demolition works. It is noted that starlings have been found within the building's soffits. The ecology information presented within the bat survey report and ecology report provides a competent assessment of the likely ecological impacts of the proposed works and that, provided the works are undertaken in consultation with the applicant's ecologist, no further ecological survey works are necessary. Due to the presence of over-wintering Brent

	Geese on the wider school site and the presence of nesting starlings, it is recommended that the ecological mitigation and enhancement measures detailed in the ecology reports are secured by conditions.
HCC Landscape, Planning & Heritage	No objection.
Minerals & Waste Planning Section	No objection.
Crime Prevention & Design	No objection.
Environmental Health	No objection. The recommendations in paragraphs 6.4 and 6.5 for building design and construction should be conditioned to minimise the risk of noise complaints. A condition requiring details of the plant to be submitted for approval is recommended to ensure it meets the requirements of the submitted noise report. It has been demonstrated that the land is contaminated and, therefore, a condition relating to mitigation measures is recommended.
Streetscene Leisure & Play	No response.
Streetscene Parks & Horticulture	No objection. The three small trees proposed for removal to the north of the existing sports hall are not worthy of a TPO and all other trees on site are identified for retention. With the new tree planting proposed to the south side of the new building, the loss of the three smaller trees will be more than compensated for and the visual setting of the site improved upon from a tree and landscape perspective.

Response to Public Advertisement

Public Advertisement expires 31 July 2013

1 letter of support received to date

Issues raised:

- the existing, temporary sports hall interrupts views and impacts on natural light available to the neighbouring residential properties. As such, a permanent replacement sports hall and the demolition of the temporary structure is supported.

Principal Issues

1. The main issues for consideration are the appropriateness of the development in this location, the impact on the physical and visual character of the Strategic Gap, the impact on the Existing Open Space, the impact on the neighbouring properties, highway safety and car parking issues, the impact on features of importance for nature conservation, archaeology, contaminated land and flooding.

2. Policy R/OS1 restricts development outside of the Urban Area except where the proposal is an appropriate recreational use. The sports hall is an appropriate use serving the recreational functions provided by the school to its students together with some ancillary use outside of the school's operational hours. Where the principle of development is accepted, Policy R/OS1 requires

development to accord with Policy R/DP1. It is acknowledged that the structure will be larger than the existing permanent sports hall and the temporary sports hall, however, given the position of the building further north within the site and the variation in its height and mix of materials within the elevations, it will not have a harmful, overbearing impact on the streetscene. The position and number of doors and windows on the elevations are appropriate to the use and scale of the building, and features such as the canopy on the south elevation and the solar shading louvres add interest to the most publically visible parts of the building. The use of a timber surround to the bin store means its appearance is softened in the context of the larger sports facility beyond and it will not detract from the overall setting of the building. The removal of three trees is acceptably compensated for by the planting of five new trees to the south side of the building. The position of the new trees will assist in softening the appearance of the building as viewed from the south. The proposed emergency and service access will introduce a formalised route west to east across the site and could create a hardened boundary across what is currently open grass. To ensure that the visual impact of this element of the proposals is acceptable, a condition relating to the materials to be used in the laying of this route is proposed. The position of the building towards the eastern side of the site means that open views to the north will be retained and the openness of the Strategic Gap will not be diminished. Policy R/OS4 restricts developments on Existing Open Spaces except where the development of a small part of the site would retain and enhance the existing facilities. The proposal accords with this policy as the proposal will enhance the sports facilities available for the students at Bay House School and the wider community. The proposal therefore complies with Policies R/OS1, R/OS2, R/OS4 and R/DP1 of the Gosport Borough Local Plan Review.

3. The proposed leisure use is a main town centre use as defined in the NPPF. Normally, the applicant for these types of leisure uses would be required to demonstrate that the site selected for leisure facilities meets the requirements of the sequential test outlined in paragraph 24 of the NPPF. However, in this instance, is it considered reasonable to accept that the existing sports field is an appropriate location for a replacement leisure facility. The proposal will provide a much needed replacement facility that will benefit students and the wider community and is acceptable. The facility has been located on the sports field to ensure it is easily accessible to the students and staff and its use, primarily by the school, means that there will be no harmful impact to the vitality and viability of the town centre.

4. The existing, permanent sports hall is in a poor state of repair and a short term solution was secured through the erection of the temporary sports hall (permitted under planning permission reference K17540/3). The proposed sports hall is greater in size and scale than the existing permanent sports hall and the temporary structure, however, there is a growing onus on providing enhanced sports facilities for schools to assist in improving the health and well being of their students, therefore, in this context both the size of the building and facilities provided therein, are considered acceptable. This proposal requires the demolition, in part, of the existing permanent sports hall to allow construction of the new sports facility and a condition is proposed to ensure that the new sports hall is not brought into use until the existing building has been demolished and removed from the site. The removal of the temporary sports hall is controlled through planning conditions imposed on planning permission reference K17540/3, however, these conditions relate specifically to avoiding any concurrent use of the existing permanent sports hall and the temporary sports hall. To ensure there is no overall increase in the number of useable buildings on the site it is, therefore, considered necessary to also impose a condition requiring the removal of the existing temporary sports hall before the new sports hall is brought into use. Subject to these conditions, for the above reasons, the proposal complies with Policies R/CF8 and R/S2 of the Gosport Borough Local Plan Review.

5. The proposed building will be positioned in closer proximity to the neighbouring properties to the east side of the school field when compared to both the existing sports hall and the temporary structure, the separation distance to the boundary will be less and the proposed building will be sited further north within the field meaning that the building will be visible to different neighbouring properties as compared to the existing buildings. The existing, permanent sports hall is approximately 8m high and ranges between 19m and 33m separation distance to the eastern boundary of the field. The temporary sports hall is made up of two sections 8m and 4.5m high, with the lower section closest to the eastern boundary of the site. The separation distance to this

boundary is 30m. A minimum separation distance of 13m to the boundary of the site will be retained meaning that the overall separation between the sports facility and the closest residential properties will be 19m at the south east corner increasing to 38m at the north east corner. The height of the proposed building would be 6.6m along this elevation. The proposed building would be sited directly west of the closest residential properties, however, the orientation of these properties means they face north west. The combination of the separation distance, building height and orientation of the neighbouring properties means that the proposal will have no harmful, overbearing impact on the occupiers of these properties. There will be no windows overlooking these neighbouring properties and the separation distance between the properties and sports hall means that there will be no harmful overshadowing. The wider range of facilities provided within the proposed building as compared to the existing, permanent sports hall means that the facility has the potential to hold a greater number of people at any one time and the format of space, which includes a dance and fitness studio, means that there may be different groups of people coming and going at different times. Planning permission was originally granted in 1972 for a sports hall on this site. The use of the proposed noise mitigation measures identified within the noise report and absence of opening windows in the east elevation of the sports hall, together with the position of the access on the south elevation and concentration of servicing associated with the facility towards the south and west side of the building, means that the increase in activity will not have a harmful impact on the amenities of the occupiers of the neighbouring properties. The presence of a fenced, site enclosure to protect existing trees also ensures that construction activity will be concentrated away from the eastern boundary of the site, minimising the impact of construction activities on the neighbouring residents. The noise report clarifies that, subject to mitigation measures, a satisfactory level of background noise from plant can be achieved. Conditions relating to the implementation of the mitigation measures and details of the plant and associated mitigation are recommended. The proposal, therefore, complies with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

6. Access to the site will remain unchanged as a result of this proposal. As set out above, the use of the original sports hall has been unrestricted since its erection and during that time those using the facility outside of school hours have utilised car and cycle parking in the main school site. The continued dual use of car and cycle parking within the main school site is considered acceptable in this location. The proposed hours of operation in conjunction with the schools normal operating hours means that there is unlikely to be any harmful overspill parking on the public highway that would impact detrimentally on highway and pedestrian safety. The site is also served by three bus routes meaning a proportion of users could access the site by public transport. The proposal is, therefore, considered acceptable in respect of highways safety and car parking and complies with Policies R/DP1, R/T11, R/CF8 and R/S2 of the Gosport Borough Local Plan Review.

7. The site has been identified as being important for over-wintering Brent Geese, however, this species uses the northern part of the site. Nesting birds are also present near to the site and any harmful impacts to these birds must be avoided. Subject to no construction works being undertaken during the over-wintering period and the erection of a screen to minimise both visual and noise impacts, there will be no harmful impact to either of these species. Although there is no obvious evidence of bats within the original sports hall, it is considered appropriate to ensure that an ecologist is on site to provide advice if a roost is found. Starlings have been found to be nesting on site and, similar to bats, it is recommended that an ecologist be on site to advise if nesting birds are found during construction works. The application proposes the installation of 10 Starling nest boxes along the elevations of the building to enhance the ecological opportunities for this species. The implementation of these measures will be secured by condition. Subject to these conditions, the proposal will not impact detrimentally on features of importance for nature conservation and will comply with Policies R/OS12 and R/OS13 of the Gosport Borough Local Plan Review.

8. The proposal will not result in any harmful impact to or loss of important archaeological features and the proposal, therefore, complies with Policy R/BH8 of the Gosport Borough Local Plan Review. The application is accompanied by a ground investigation report which considers potential contamination. The Head of Environmental Health concurs with the conclusions and, to ensure that there is no risk to human health, recommends a condition to require details of mitigation measures to prevent gas ingress through the foundations to be submitted and approved. The proposal,

therefore, complies with Policy R/ENV5 of the Gosport Borough Local Plan Review. The site is not located in a Flood Zone, however, it does lie in close proximity to areas within Flood Zone 3. The site coverage of the additional area as proposed could result in an increased amount of surface water run-off and it is, therefore, considered necessary to control this through a sustainable drainage system and compliance with the Flood Risk Assessment. Conditions are recommended below and, subject to these conditions, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Subject to the expiry of the Public Advertisement on 31 July 2013

Grant Permission

Subject to the following condition(s):-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

PP1173/102 Rev P03

PP1173/103 Rev P01

PP1173/104 Rev P01

PP1173/105 Rev P01

PP1173/106 Rev P01

PP1173/107 Rev P01

PP1173/108 Rev P01

PP1173/101-01 Rev P02

PP1173/109 Rev P01

PP1173/2000-03 Rev P01

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Before works above slab level are commenced, details, including samples, of all external facing and roofing materials shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall, thereafter, be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that the external appearance of the development is satisfactory and to comply with Policies R/OS1, R/OS2 and R/DP1 of the Gosport Borough Local Plan Review and the NPPF.

4. Before development, excluding demolition, is commenced, details of the proposed finished floor levels of the development, which are to be no lower than 5.18m above Ordnance Datum (AOD), and proposed site levels shall be submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the agreed details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To protect the character of the area and Strategic Gap, to preserve the amenities of the occupiers of the neighbouring residential properties, to ensure the development is acceptable in respect of flood risk and to comply with Policies R/OS1, R/OS2 and R/DP1 of the Gosport Borough Local Plan Review and the NPPF.

5. Before development, excluding demolition, is commenced, details of measures to prevent mud from being deposited on the highway and construction vehicle wheel washing shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the agreed details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In the interests of highway safety and to comply with Policies R/T2 and R/T11 of the Gosport Borough Local Plan Review and the NPPF.

6. Before development, excluding demolition above ground level, is commenced, details of measures to protect public sewers during construction works on site shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the agreed details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that public sewers are protected during development and to comply with Policy R/ENV4 of the Gosport Borough Local Plan Review and the NPPF.

7. Before development, excluding any demolition above existing ground level, is commenced, details and drawings of the foundation design showing measures to mitigate risks from gas ingress and instructions for installation shall be submitted to and approved, in writing, by the Local Planning Authority. The details and drawings shall be accompanied by written confirmation from a competent person that the proposed measures shall not compromise any existing gas protection and that the measures will protect the users of the proposed development. Details of a competent person to be present on site during implementation shall also be provided. The development shall be carried out in accordance with the agreed measures and details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure any ground contamination is appropriately controlled and to comply with Policies R/DP1 and R/ENV5 of the Gosport Borough Local Plan Review and the NPPF.

8. Before the development is first brought into use, the measures approved pursuant to condition 7 above shall be carried out in accordance with the agreed details and a validation report relating to the implementation of the measures, by a competent person, shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure any ground contamination is appropriately controlled and to comply with Policies R/DP1 and R/ENV5 of the Gosport Borough Local Plan Review and the NPPF.

9. Notwithstanding the requirements of conditions 7 and 8 above, in the event that any damage is caused to existing gas remedial measures, the Local Planning Authority shall be notified within 2 working days. A detailed method statement for investigating and remediating any new pollutant linkages and a timetable for completion of the remediation measures shall be submitted to and agreed, in writing, by the Local Planning Authority. The agreed remedial measures shall be carried out in accordance with the agreed details and timetable unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure any ground contamination is appropriately controlled and to comply with Policies R/DP1 and R/ENV5 of the Gosport Borough Local Plan Review and the NPPF.

10. Before development above slab level is commenced, details of measures to mitigate noise from plant, including a timetable for implementation, shall be submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details and timetable unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the amenities of the occupiers of the neighbouring residential properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review and the NPPF.

11. The development shall be carried out in accordance with the approved noise mitigation measures identified in sections 6.4 and 6.5 of the Noise Impact Assessment, received on 20 June 2013, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the amenities of the occupiers of the neighbouring residential properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review and the NPPF.

12. The development shall be carried out in accordance with the details contained in the approved Drainage Strategy and Soakaway Design, received on 31 May 2013, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure satisfactory drainage on site and to comply with Policies R/DP1 and R/ENV4 of the Gosport Borough Local Plan Review and the NPPF.

13. No development shall commence until the fenced site enclosure has been constructed in accordance with approved plan reference PP1173/2000-03 Rev PO1 and the details contained within the Trees and Landscape Survey report received on 5 April 2013. The fenced site enclosure shall be retained in accordance with the agreed details for the duration of construction works on site. Any part of the agreed fenced site enclosure that is removed or becomes unstable during construction works shall be reinstated as previously agreed within one working day unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that existing trees to be retained on site are protected during development, to preserve the amenities of the occupiers of the neighbouring properties during development and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review and the NPPF.

14. No development above slab level shall commence until details of the five replacement trees, to include species and timing of planting, have been submitted to and approved, in writing, by the Local Planning Authority. The trees shall be planted in accordance with the agreed details and in the locations shown on approved plan reference PP1173/2000-03 Rev PO1.

Reason - To ensure the appearance of the development is satisfactory and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review and the NPPF.

15. No percussive piling, works involving heavy machinery or works which involve plant exceeding 69dB when measured at the boundary of the application site shall be undertaken during the over-wintering bird period between 1 October and 31 March in any year unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the environment for over-wintering birds and to comply with Policies R/OS12 and R/OS13 of the Gosport Borough Local Plan Review and the NPPF.

16. No demolition works which exceed 69dB when measured at the boundary of the site compound shown on approved plan no. P1173/2000-03 Rev PO1 shall take place until the screen shown on the same plan has been erected in accordance with details to be submitted to and agreed, in writing, by the Local Planning Authority. The approved screen shall be retained for the duration of works on site thereafter. Any part of the approved screen that is removed or becomes unstable during demolition or construction works shall be reinstated as previously agreed within one working day unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the environment for over-wintering birds and nesting birds and to comply with Policies R/OS12 and R/OS13 of the Gosport Borough Local Plan Review and the NPPF.

17. No construction works shall commence until the screen shown on plan no. PP1173/2000-03 Rev PO1 has been erected in accordance with details to be submitted to and agreed, in writing, by the Local Planning Authority. The approved screen shall be retained for the duration of construction works on site. Any part of the approved screen that is removed or becomes unstable during construction works shall be reinstated as previously agreed within one working day unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the environment for over-wintering birds and nesting birds and to comply with Policies R/OS12 and R/OS13 of the Gosport Borough Local Plan Review and the NPPF.

18. No development shall commence until details of an ecological working methodology and mitigation strategy, including details of the timing of the erection of 10 Starling nesting boxes along the elevations of the sports facility building, has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the agreed details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that protected and at risk species and their environment is preserved and to comply with Policies R/OS12 and R/OS13 of the Gosport Borough Local Plan Review and the NPPF.

19. Before the development is brought into use, the refuse store shown on approved plan no. PP1173/102 Rev P03 shall be constructed in accordance with the details shown on plan no. PP1173/109 Rev P01 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure adequate provision of refuse storage on site and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review and the NPPF.

20. The sports hall, hereby approved, shall not be brought into use until the temporary sports hall, approved under planning permission K17540/3, has been closed for use, dismantled and removed from the site, and the land restored in accordance with a detailed scheme submitted to and approved, in writing, by the Local Planning Authority, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure there is no overall increase in the recreational facilities on the site, to preserve the amenity of the nearby residential properties, to preserve highway safety and to comply with Policies R/DP1, R/ENV10, R/T11, R/CF8 and R/S2 of the Gosport Borough Local Plan Review and the NPPF.

21. The sports hall, hereby approved, shall not be brought into use until the original sports hall, approved under planning permission K3938, has been dismantled and removed from the site, and the land restored in accordance with a detailed scheme submitted to and approved, in writing, by the Local Planning Authority, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure there is no overall increase in the recreational facilities on the site, to preserve the amenity of the nearby residential properties, to preserve highway safety and to comply with Policies R/DP1, R/ENV10, R/T11, R/CF8 and R/S2 of the Gosport Borough Local Plan Review and the NPPF.

22. The existing access from Browndown Road shall not be used other than for servicing and emergency purposes unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve highway and pedestrian safety along Browndown Road and to comply with Policies R/T2 and R/T11 of the Gosport Borough Local Plan Review and the NPPF.

23. The facilities within the sports hall, hereby approved, shall not be in use outside the hours of 0800 -2200 Monday to Friday and 0900 - 2000 at weekends and Bank Holidays unless otherwise agreed, in writing, by the Local Planning Authority. The facilities within the sports hall shall not be used by the general public during normal school hours.

Reason - To protect the amenities of the occupiers of adjoining properties and in the interests of highway safety and to comply with Policy R/T11 and R/DP1 of the Gosport Borough Local Plan Review and the NPPF.

24. Before works to lay the emergency and servicing access route are commenced, details of the materials to be used shall be submitted to and approved, in writing, by the Local Planning Authority. The emergency and servicing access route shall, thereafter, be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure the appearance of the development is satisfactory and to comply with Policies R/OS1, R/OS2 and R/DP1 of the Gosport Borough Local Plan Review and the NPPF.