

Committee:	Regulatory Planning and Highways Sub Committee
Date:	26 April 2006
Report by:	Director of Transport and Environment
Proposal:	Demolition of existing entrance extension and the erection of two storey extension providing School administration facilities.
Site Address:	Chailey School, Mill Lane, South Chailey
Applicant:	Director of Children's Services
Application No.	LW/2475/CC
Key Issues:	(I) Siting and Design (II) Traffic Impact (III) Waste Minimisation

SUMMARY OF RECOMMENDATIONS

- 1. To grant planning permission subject to conditions**
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CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

1.1 Chailey School occupies a site adjacent to the main road in the western part of the small settlement of South Chailey, which is approximately 6.5km north of Lewes. The surrounding area is predominantly residential, housing lies to the east and west of the School site and on the opposite side of Mill Lane. Open fields and areas of woodland lie beyond the housing. The School is not located in an area designated for its landscape or ecological value and it is within the development boundary of South Chailey.

1.2 The School is arranged with car parking and space for vehicle manoeuvring at the front of the site, with School buildings and a hard play area beyond, and playing fields at the rear. The School lies on ground which slopes from north-west to south-east so that the School buildings are situated at a lower level than the public highway to the north.

1.3 School buildings are mostly of one and two storeys and are built of brown brick, with white window frames and a mixture of flat and pitched roofs. There is a more modern two-storey classroom block in the centre of the site which differs slightly from the older buildings through the provision of blue panelling and contemporary brickwork.

2. The Proposal

2.1 It is proposed to provide a two storey extension to the School's main entrance, which is situated in the west of the School site. As well as continuing to provide an entrance to the School, the new extension will result in an extended reception area, an extension of the School's dining room, provision of a new staff room at first floor level and conversion of the existing staffroom to a science laboratory.

2.2 It is proposed to locate the extension in the same place as the School's existing entrance building, and to extend it to cover part of the ground area immediately in front of it,

which is currently used for staff car-parking. The extension will therefore result in the removal of five car-parking spaces, which are to be relocated elsewhere on the School site.

2.3 The proposed extension is of a contemporary design, although the brickwork and the white render and windows will relate to the existing buildings. The extension will be on two storeys so will be in keeping with surrounding buildings, but will have an angled roof which rises to a high point of approximately 8 metres from ground level at the northern-most corner. A sign depicting the School's name and logo is proposed on both the front and side elevations at first floor level; this, along with panelling between some windows and doors will add colour to the building in a scheme of shades of blue based on the Chailey School logo.

2.4 The proposed extension will be adjacent to existing School buildings to the south-west and south-east. To the north-west is a grassed area which it is proposed to extend and surround with a brick dwarf wall, and to the north-east is an area of tarmac which leads south-east to an outdoor playing area and further School buildings. A large weeping willow tree is positioned in front to the south-west of the proposed extension and will not be affected by the proposed development.

3. Site History

3.1 There have been a number of developments at the School over the last 30 years, including:

3.2 1984 – Granted – LW/870/CC – Provision of bus park and additional car parking to facilitate safe arrival and dispersal of children and traffic.

3.3 2000 – Granted – LW/1966/CC - Refurbishment of and extension to existing sports hall and first floor extension over existing flat roof for new hall.

3.4 2003 – Granted – LW/2190/CC - Single storey extension at first floor level providing teaching and office accommodation.

3.5 2005 – Granted – LW/2417/CC – Single storey extension to west elevation. Extension of existing hard court playground to south east of School building.

3.6 2005 – Granted – LW/2400/CC – The complete refurbishment of the ROSLA block to include a new front extension to house the access stairs, new timber cladding, windows and doors and new steel fire escape stairs.

4. Consultations and Representations

4.1 Lewes District Council has no objections but express concern at the loss of parking spaces. The District Council would like assurance that a School Travel Plan will be introduced in an attempt to reduce congestion at the School.

4.2 Chailey Parish Council supports the proposal and believes that it will improve facilities as well as marking more clearly the entrance to the School itself. The Council states that the style of roof did invite some comment in its rather unusual appearance.

4.3 Highway Authority does not have any objection provided that the existing parking arrangements on site reflect the County Council's adopted parking standards for Secondary Schools.

4.4 Neighbours: Two letters of representation have been received from local residents. One other resident made a representation verbally as she was unable to write due to illness. Issues raised focus mainly on traffic, including dangers and congestion caused by the existing level of car-parking associated with the School on Mill Lane, the speed at which cars travel on the Lane and nuisance caused by cars using driveways in which to turn

around. The general feeling seems to be that residents do not object to the proposed extension but do object to the removal of five car-parking spaces and wish to raise concern with the traffic situation caused by the School on Mill Lane. One resident also objected to any new signage being larger than the sign already outside the School, and raised concern with security lighting used at night.

5. The Development Plan policies of relevance to this decision are:

5.1 East Sussex and Brighton & Hove Structure Plan 1991-2011: Policies: S1(b), (d) (sustainable development), TR3 (c), (e) (accessibility), EN1 (environment), W10 (construction waste).

5.2 East Sussex and Brighton & Hove Waste Local Plan 2006: Policy WLP11 (reduction, re-use and recycling during demolition and design, and construction of new developments)

5.3 Lewes Local Plan 2003: Policies: ST3 (design, form and setting of development), RES13 (extensions).

6. Considerations

i. Siting and Design

6.1 This proposal has been designed to create a feature on the School site and to clearly signify the entrance to the School. It is of an unusual, but acceptable, design. Although the height of the proposed building is an increase on the existing building, it will be sited adjacent to an existing two-storey building and so will not be out of scale with its surroundings.

6.2 The School's current entrance is not well-defined and the existing car-parking area in front of it does not provide an attractive or welcoming frontage to the School. The existing entrance building has a rather drab, uninteresting appearance. The proposed extension will result in a more visually appealing building.

6.3 The School site is relatively open and buildings are visible from Mill Lane to the north, although the road is at a higher ground level so views look down into the School. The proposed development will therefore be visible from Mill Lane but its visual impact will be minimized through the level of the ground, and I consider it will be an improvement on the existing view. The aspects of colour introduced through the provision of the School signs and paneling on the building are appropriate to the building's location and will further enhance the building's interest and attractiveness. The angle of the roof will also add interest without being disproportionate to surrounding buildings.

6.4 A local resident has expressed concern with any new signage being larger than the sign already outside the School. It seems that the resident is concerned with the sign actually on the School's front boundary, adjacent to Mill Lane, which is unaffected by this proposal. The two signs proposed on the new extension will not be prominent from any point outside the School, and each sign measures approximately 3 metres square. I do not consider that this is unacceptable, and indeed the signs will assist in both defining the School's entrance and adding visual interest to the building. The proposed development is sited approximately 60 metres away from the closest residential property at a lower ground level and I do not consider it will have any unacceptable impact on residential amenity. The same resident also questioned the type of lighting that will be used for security at night. The application does not detail any proposed security lighting but the resident's letter has been passed to the applicant for consideration.

6.5 The removal of the car-parking area in front of the School's existing entrance, and the slight extension of the nearby grassed area will assist in softening the impact of the

proposed building and provide an improved visual environment when viewing the School from Mill Lane.

6.6 The proposal is therefore in accordance with Policies S1 (b) and EN1 of the Structure Plan, which are concerned with minimizing impact on the environment and residential areas, and enhancing the character and quality of the natural and built environment. Policy RES13 of the Lewes Local Plan is mainly concerned with extensions to residential properties although some of its requirements are relevant in this case, in that the proposed extension complements the existing building in terms of materials and design. Policy ST3 (a) and (b) of the Lewes Local Plan requires development to respect the overall scale, height, massing, alignment, site coverage, density, landscaping, character, rhythm and layout of neighbouring buildings and the local area more generally and to use materials of a quality, type, colour and design which is appropriate to the character of the local area. The proposal is therefore in accordance with Policies RES13 and ST3 (a) and (b) of the Lewes Local Plan.

ii. Traffic Impact

6.7 The proposal will result in the removal of five car-parking spaces used by staff at the School. However, the approval of this application is recommended only on condition that development must not commence until a suitable place for the relocation of these five car-parking spaces is found, and details are submitted for approval to the Director of Transport and Environment. This condition will therefore mean that the proposed development will result in no loss in car-parking spaces.

6.8 Concerns have been raised by local residents with the existing highway situation on Mill Lane, caused by traffic associated with the School. Many of these concerns are not relevant to this application, for example the speed at which cars travel along Mill Lane or the fact that cars use residents' drives in which to turn around. However, concerns raised have been passed to the Highway Authority for information.

6.9 The Highway Authority has raised concern that the School lacks sufficient car-parking spaces; however, as the total number of car-parking spaces will be unaltered by this proposal, this is not a reason to recommend refusal of this application. An investigation into existing highway problems at the School site has been undertaken, and a scheme which seeks to rationalize the coach and car-parking arrangements at the School has been drafted and may be the subject of a future planning application.

6.10 Lewes District Council have raised concern with the loss of five car-parking spaces, which as discussed above, will be avoided through the imposition of a condition. The District Council seeks assurance that a School Travel Plan will be introduced at Chailey School in an attempt to reduce congestion at the School. While I recognize that there are congestion problems at the School, I do not consider it reasonable to recommend approval of this application with a condition that a School Travel Plan is introduced. The proposed extension will not result in any increase in staff or pupil number at the school, and the imposition of a condition regarding the relocation of five car-parking spaces, as detailed above, will ensure that the proposal does not perpetuate any existing traffic problems. The School Travel Plan Coordinator has confirmed that Chailey School has expressed an interest in formulating a School Travel Plan.

6.11 The proposal is therefore in accordance with Structure Plan Policy S1 (d) which seeks to ensure that development does not create or perpetuate unacceptable traffic or transport conditions, and Policy TR3 (c) and (e) which state that road safety, traffic congestion and parking problems must not in any way be significantly worsened by developments. The proposal is also in accordance with Policy ST3 (d) of the Lewes Local Plan, which states that development should not result in detriment to the character or the amenities of the area through increased traffic levels, congestion or hazards.

iii. Waste Minimisation

6.12 A Waste Management Plan has been submitted as part of the application, which states that all excavation and demolition materials are to be reused where possible for substructure fill under the building footprint, existing verge topsoil will be re-used within the site for new landscaped areas and none will be removed from site. All excess waste generated by the project is to be removed from site by registered waste carriers and any materials not suitable for re-use on site but suitable for re-use elsewhere will be separated out and taken to appropriate recycling plants where applicable.

6.13 The proposal is therefore in accordance with Policy W10 of the Structure Plan, which seeks a reduction in the amount of construction waste generated through the adoption of construction practices that minimise the use of raw materials and encourage the use of recycled waste, if possible on site. The proposal also accords with Policy WLP11 of the Waste Local Plan which requires development proposals to have regard to the need to minimise, re-use and recycle waste generated through demolition and construction.

7. Conclusion and reasons for approval

7.1 In accordance with Section 38 of the Planning and Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise. This proposal will result in an improved facility for the School and will serve to enhance the visual appearance of the School's entrance area without having any detrimental effect on the surrounding environment or nearby residential area. The proposal will not have any unacceptable impacts on highway conditions in the local area.

7.2 The proposal complies with Policies S1, TR3, EN1 and W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006 and with Policies ST3 and RES13 of the Lewes District Local Plan 2003.

7.3 There are no other material considerations and the decision should be taken in accordance with the Development Plans.

8. Recommendation

8.1 To recommend the Planning & Highways Sub Committee to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990.

2. The development shall take place in accordance with the Waste Management Plan submitted with this application.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with Policy W10 of the East Sussex and Brighton and Hove Structure Plan 1991-2011 and Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006.

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing adjoining building.

Reason: To ensure the appropriate appearance of the development in the area in accordance with Policies S1 and EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

4. Development shall not commence until details of the siting of five additional car-parking spaces within the School's boundary, to replace the five car-parking spaces lost to the extension, has been submitted to and approved in writing by the Director of Transport and Environment. The approved details shall be implemented in full.

Reason: In the interests of highway safety and to comply with Policies S1 and TR3 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

BOB WILKINS

Director of Transport and Environment

18 April 2006

P26April-LW-2475-CC

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Local Member: Councillor Mrs Margaret Stroude

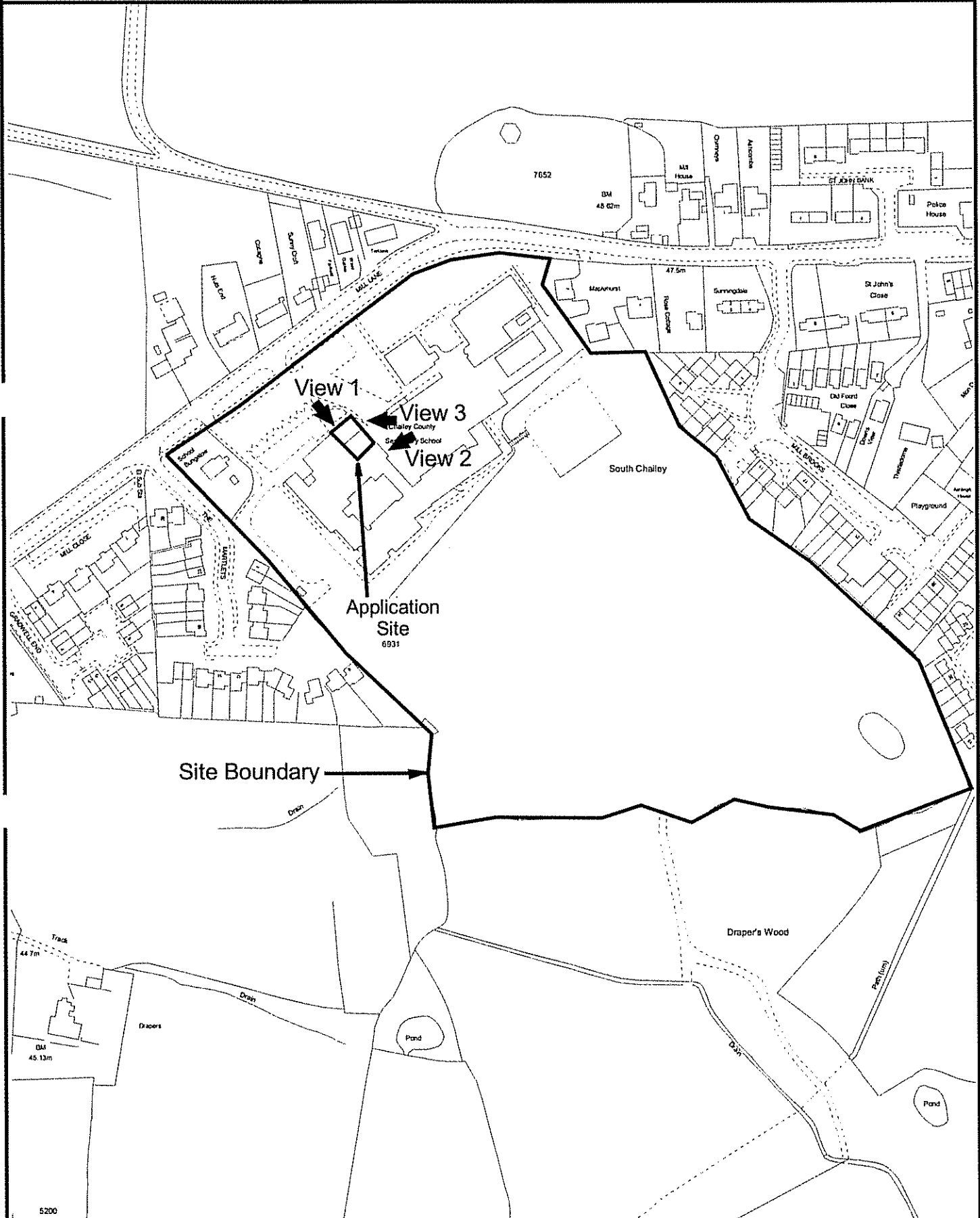
BACKGROUND DOCUMENTS

East Sussex and Brighton & Hove Structure Plan 1991-2011

East Sussex and Brighton & Hove Waste Local Plan 2006

Lewes Local Plan 2003.

Agenda item 8d, LW/2475/CC Chailey School, Mill Lane, Chailey



Scale 1:2500

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