

Committee	<b>Regulatory Planning and Highways Sub-Committee</b>
Date	<b>12 July 2000</b>
Report by	<b>Director of Transport and Environment</b>
Proposal	<b>Removal of single mobile classroom and installation of a double mobile classroom.</b>
Site Address	<b>Battle &amp; Langton CE School, Market Road, Battle.</b>
Applicant	<b>Director of Education</b>
Application No.	<b>RR/1977/CC</b>
Key Issues	<b>(i) Impact on surroundings</b> <b>(ii) Traffic implications</b> <b>(iii) Need</b>

---

## **SUMMARY OF RECOMMENDATIONS**

**To grant temporary conditional planning permission.**

---

## CONSIDERATION BY DIRECTOR OF TRANSPORT AND ENVIRONMENT

### 1. INTRODUCTION

1.1 Battle and Langton CE School is located on the south west edge of the town, at the end of Market Road, adjacent to the public car and coach park associated with the Battle Market Development. The school, which is within the High Weald Area of Outstanding Natural Beauty (AONB), is bordered by open countryside to the south and residential properties to the north west. A footpath is situated near to the south eastern boundary.

### 2. SITE

2.1 The school has a large playing field area occupying the western half of the site with the school accommodation located in the northern area of the site. The existing main school building is supplemented by three single mobile classroom units located in the south eastern corner of the school playground.

### 3. THE PROPOSAL

3.1 This proposal seeks permission to replace one of the existing temporary classroom units on the southern edge of the playground area, approved in 1995 (reference RR/1521/CC/1), with a double classroom unit. The applicant is seeking a temporary permission for a period of 4 years.

### 4. CONSULTATIONS

4.1 Rother District Council: No comments received, the consultation period has expired and I have received no request for an extension of time.

4.2 The Highway Authority: No objection to proposal.

4.3 The Utilities: No objections to proposal, copies of correspondences have been forwarded to the applicant.

4.4 One letter has been received from a resident in Saxonwood Road objecting to the proposal on the grounds that it will increase the numbers at the school.

## 5. POLICY CONSIDERATIONS

5.1 Although the East Sussex and Brighton & Hove Structure Plan, 1999, and the Rother District Local Plan, Consultation Draft, 1995, have no specific planning policies dealing with temporary buildings, there are general policies applicable to this proposal that seek to ensure the proposal will have an acceptable impact on the surrounding land uses. In particular, Policies EN2 & S1 of the Structure Plan seek to ensure that the AONB is protected against harmful development.

## 6. PLANNING CONSIDERATIONS

### (i) Impact on surroundings

6.1 The building would only be prominent visually outside the site from the footpath to the south east of the site. The visual impact of this larger unit will be lessened by the screening afforded by existing trees and shrubs along the site boundary at this location. I am satisfied that the building will not have any impact on the adjoining residential properties. Moreover I consider that it would not have a detrimental impact on the character of the AONB.

6.2 A sapling is situated to the west of the existing single unit to be replaced. No plans have been submitted with the application to show whether the double unit would have an impact on it. I consider that it would be appropriate for the applicant to submit further information to show that the sapling will not be affected or that it will need to be located elsewhere within the site as a result of this proposal.

### (ii) Traffic Implications

6.3 The letter received from a local resident is objecting to the proposal on the grounds that the provision of an additional classroom would lead to an increase in traffic. The applicant has stated that the need is to reduce existing class sizes and that the overall number at the school is expected to fall. The Highway Authority was given a copy of the applicant's statement and raised no objection to the proposal. Accordingly I am satisfied that the proposal is satisfactory in this respect.

### (iii) Need

6.4 The applicant has stated that the extra classroom is required to reduce existing class sizes. It is not intended to meet increasing numbers of pupils as the school roll is expected to fall from around 449 to 437 in September. The applicant is seeking consent for only four years because this will allow sufficient time for the current bulge in pupil numbers to pass through the school.

6.5 Upon installation of the unit, the applicant has stated that the level of prefabricated accommodation would account for around 20% of the overall teaching areas. This is within the limit of 30%, which is the level of temporary accommodation that can, subject to other factors, be considered acceptable under the County Council's current Policy Guidelines on

Temporary Buildings. The proposal also accords with the revised policy guidance considered elsewhere on today's agenda.

## 7. CONCLUSION

7.1 I consider that the applicant has demonstrated that there is a short term need for this temporary accommodation, to accommodate an existing level of children and to reduce class sizes. I am satisfied the proposal accords with current planning policies and is acceptable in planning terms. I therefore consider that a temporary consent for a period of four years, expiring on 31 August 2004 is acceptable, after which time the need for this unit can be reviewed.

## 8. FORMAL RECOMMENDATION

8.1 The Sub Committee is recommended to resolve for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 to grant planning permission for application RR/1977/CC for the replacement of a single mobile classroom with a double mobile classroom unit at Battle & Langton CE School, Market Road, Battle, subject to conditions along the lines of the following:-

1. The use of the classrooms shall cease, the unit shall be removed from the site and the land restored to its former condition on or before 31 August 2004.

(Reason: To enable the County Planning Authority to regulate and control the development of the site.)

2. No development shall take place until a plan to a minimum scale of 1:500 has been submitted to the Director of Transport and Environment demonstrating that the sapling to the west of the application site will not be affected by the development hereby permitted. No development whatsoever shall take place until the formal written consent of the Director of Transport and Environment has been given.

(Reason: To provide for the proper integration of the development into the site.)

BOB WILKINS

Director of Transport and Environment

04 July 2000

PLANSUB: P12July-RR1977

## BACKGROUND DOCUMENTS

File References: RR/1977/CC & RR/1521/CC/1.

Contact Officer: Gareth Vine - Ext. 1833  
Assistant Director: Alistair Robson - Ext. 1633  
Local Member: Councillor Field

