

Committee: **Regulatory
Planning and Highways Sub Committee**

Date: **19 June 2002**

Report by: **Director of Transport and Environment**

Proposal: **Installation of one double mobile classroom**

Site Address: **Claverham Community College, North Trade Road, Battle**

Applicant: **Director of Education**

Application No. **RR/2116/CC**

Key Issues: i) **Siting**
 ii) **Design**
 iii) **Waste**
 iv) **Need**

SUMMARY OF RECOMMENDATIONS

1. **To grant planning permission subject to conditions.**
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CONSIDERATION BY DIRECTOR OF TRANSPORT AND ENVIRONMENT

1. The Site

1.1 Claverham Community College is located south of the A271 North Trade Road approximately half a kilometre west of Battle.

1.2 The school has approximately 1079 pupils. After completion of the development this number is likely to increase to 1094 pupils.

1.3 To the north, west and east of Claverham Community College are residential properties. South of the school is a large school playing field and agricultural fields with occasional patches of woodland.

2. The Proposal

2.1 To install a double mobile classroom on the existing car parking space south of Claverham Community College buildings and east of the existing tennis courts.

3. Site History

3.1 RR/1182/CC/2: Retention of a double mobile classroom to the rear of the existing day nursery. Originally granted 29/01/1990. Most recently renewed 23/03/2000.

3.2 RR/1717/CC: New design and technology extension; 2 storey teaching block; car parking facilities; extension to hard play area; removal of temporary accommodation; new bridge from main building to science wing. Granted 10/01/1996.

3.3 RR/232/CC/5: Retention of 2 single mobile classroom units. Originally granted 10/09/1979. Most recently renewed 15/11/1993.

3.4 RR/1469/CC: 2 storey extension to north west wing to provide new science accommodation; 2 storey extension to existing hall to provide new music room and practice room; hard play area terrace between main building and ROSLA building block. Granted 15/11/1993.

3.5 RR/26/CC/5: Retention of existing double mobile classroom. Originally granted 07/02/1980. Most recently renewed 15/04/1994.

4. Consultations

4.1 Rother District Council Raise no objections to the proposal.

4.2 Battle Town Council Raise no objections to the proposal.

4.3 Representations One letter from a resident objecting to the proposal on the grounds that additional traffic will result in more noise and more traffic congestion.

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

5.1 East Sussex Brighton & Hove Structure Plan 1991-2011 : Policy S1 (sustainability).

5.2 Waste Local Plan Second Deposit Draft, April 2002 : WLP11 (reduce, reuse, recycle). The Waste Local Plan has not yet been adopted but does have some weight, and is a material consideration.

5.3 Rother District Local Plan Initial Deposit 2001: Policies ST1 (sustainability); PS1 (educational).

6. Summary of Policy Issues

6.1 Policy S1 in the East Sussex and Brighton and Hove Structure Plan sets out various criteria which seek to sustain and enhance the surrounding environment of the development. Development is supported where it contributes to the provision of local services and facilities.

6.2 Policy WLP11 from the emerging Waste Local Plan encourages the minimization, recycling and reduction of waste.

6.3 Policies from the Rother District Local Plan relevant in this instance are policy ST1 which seeks to ensure the development will have an acceptable impact on the surrounding environment and policy PS1 where all educational facilities are supported subject to the development not being detrimental to the immediate area.

7. Considerations

Siting

7.1 The proposed location for the double mobile classroom is south of the school buildings and east of the tennis courts. The classroom would back onto the playing fields and would not be overlooked by any residential properties.

7.2 Although the double classroom would be located on car parking spaces it is considered that this is the most ideal location as only other possible locations would be the playground or the playing fields.

7.3 There are 81 full and part time staff at the college and 94 permanent car parking spaces. I am advised that these members of staff include those who work evening and shift work so there are never 81 staff there at any one time.

7.4 I understand that there is an additional overspill car parking area providing 30 spaces and therefore I consider that there is sufficient car parking space, even without the 10 spaces which are proposed to be used for the location of the mobile classroom to meet the needs of the school.

Design

7.5 The proposed double mobile classroom would have a grey-green roof, green/brown walls, and white UVC windows. The design and colouring of the unit would be in-keeping with that of the existing mobile classrooms and would blend in well with the surrounding environment.

Waste

7.6 The double mobile classroom would be new, and there is no existing accommodation to be removed, therefore there are no waste issues that require consideration.

Need

7.7 Claverham Community College exceeded its capacity two years ago and since this time has been operating with an under provision of teaching space.

7.8 When the new teaching year begins in September 2002 it is anticipated that pupil numbers will continue to exceed the capacity. Therefore to ensure additional short term teaching space will be available, it is necessary to provide a double mobile classroom.

7.9 There are no objections on planning grounds to the proposed double mobile classroom as a clear need has been established, and the site is not overlooked by any neighbouring residents. The classroom would be located immediately adjacent to existing mobile classrooms at the far rear end of the school, thus would not look out of place.

8. Conclusion

8.1 The double mobile classroom is required at Claverham Community College to accommodate the continuing increase in pupils. This increase is unlikely to cease, therefore when sufficient funding is allocated to the school the temporary classrooms will be replaced with permanent accommodation. I therefore consider that a five year temporary permission will be appropriate together with an informative.

8.2 There are no objections on planning grounds with regards to the proposed development. The location for the proposed mobile unit is not detrimental to neighbouring residents as it is well screened by dense vegetation.

8.3 The development is in accordance with the policies from the Structure Plan, Rother District Local Plan and the emerging Waste Local Plan.

9. Formal Recommendation

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

1. The development hereby permitted shall be begun before the expiration of five years from this date of consent.

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

2. The building hereby permitted shall be removed from the site and the land restored to its former condition on or before 1 July 2007.

Reason: To enable the County Planning Authority to control and regulate the development.

INFORMATIVE

Any further planning applications submitted for the renewal or installation of temporary mobile classrooms are unlikely to be approved unless accompanied by a development plan for the school to show how the accommodation needs could be fully met in a permanent building.

BOB WILKINS
Director of Transport and Environment
12 June 2002
P&HSUB:P19June-RR2116CC

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Local Member: Councillor Field

BACKGROUND DOCUMENTS

RR/2116/CC.