

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

Date: **23 March 2005**

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

Proposal: **Proposed phased extensions to form 2 classrooms, staffroom and a special education needs room with relocated play ground and associated landscaping works.**

Site Address: **Sedlescombe CE School, Gammons Way, Brede Lane, Sedlescombe**

Applicant: **Director of Children's Services, Education and Libraries**

Application No. **RR/2376/CC**

Key Issues: i) **Siting and design**
 ii) **Temporary construction access**
 iii) **landscaping**
 iv) **Waste minimisation**
 v) **Foul and surface water disposal**

RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:

To grant planning permission subject to conditions

CONSIDERATION OF RELEVANT PLANNING MATTERS**1. The Site and Surroundings**

1.1 Sedlescombe is a village located east of Whatlington in the High Weald Area of Outstanding Natural Beauty approximately 4 kilometres north of Hastings. Sedlescombe C E Primary School is situated at the far end of Gammons Way, south of Brede Lane which adjoins the B2244.

1.2 To the south and east of the school site are fields and occasional patches of woodland, whereas to the north and west are residential properties. The main school building is single storey with pitched roofs, and has been constructed in brown brick with brown concrete roof tiles. The school is situated on a site which slopes downwards from the north west to the south east.

1.3 The main school building is situated to the north east of the school site with two separate playgrounds, one adjoining the east of the main school building, and the other to the south west of the main school buildings. There is an enclosed swimming pool which has a small copse of willow trees adjoining the eastern boundary. On the playground which adjoins the main school building there is a 3 bay mobile classroom unit, and an enclosed play area to the south east of the southern playground. The school's playing field is located to the south of the school site. There are major trees on the south western boundary of the school.

1.4 Pedestrian and vehicular access to the school site is via Gammon Way which is to the north west of the school site.

2. The Proposal

2.1 It is proposed to provide two extensions to Sedlescombe Primary School, one to the north west of the main school building, and the other to the south east of the main school building. The extension to the south east would provide 2 new classrooms and a special needs room, and the extension to the north west would provide a staff room. The reception area, 2 existing classrooms and the headteacher's office would be enlarged as part of this proposal.

2.2 An enclosed infant play area would be formed to the east of the main school building, which would abut the school's eastern boundary, and a new playground would be formed to the south of the main school building. This would compensate for the loss of existing playground space to the south of the main school building resulting from the proposed new classrooms to the south west of the main school building.

2.3 The contractors' access is proposed to the south west of the school site with two contractors site compounds. One would be to the north west of the school site adjacent to the proposed staff room extension, and the other would be to the south east of the main school building, just south of three large oak and ash trees.

2.4 The proposed extensions would be a maximum of 5 metres in height, and the external walls would be brickwork, to match the existing, and timber weather boarding. The roof tiles would be brown interlocking tiles to match the existing, and the external window frames would be double glazed timber. Velux roof lights would be incorporated into some parts of the roof design.

2.5 The mobile classroom unit will be removed upon completion of all the main school works.

3. Site History

3.1 Withdrawn – 2004 - RR/2354/CC. Proposed extensions to form 3 no. classrooms, staff room, library and special needs room, relocation of playground and associated landscaping works.

3.2 Granted – 2004 – RR/2315/CC. Relocation of temporary classroom, ground works with associated hard standing, removal of 1 no tree, new toilet unit

3.3 Granted – 2002 - RR/2124/CC. Extension to school premises to create ICT suite for school and local community use

3.4 Granted – 1996 - RR/1746/CC. Retrospective application for the construction of 2 no. playrooms.

3.5 Granted – 1999 - RR/1423/CC. Installation of a single prefabricated unit.

3.6 Granted – 1980 - RR/468/CC. Swimming pool, pool hall and changing rooms.

3.7 Granted - 1978 - RR/330/CC. New primary school and associated areas (replacement school for Sedlescombe Primary School).

4. Consultations and Representations

4.1 Rother District Council's Views are awaited.

- 4.2 Sedlescombe Parish Council Support the proposal.
- 4.3 Highway Authority Raise no objections.
- 4.4 Southern Water Services Raise no objections to the proposed development subject to satisfactory details being received, regarding the proposed means of surface water disposal which should avoid discharge to the public sewer.
- 4.5 Sport England Raise no objections.
- 4.6 Sussex Police Raise no objections.
- 4.7 Neighbours One objection received on the grounds of the unsuitability of the contractors' access and the potential damage to the yew trees, the potential exacerbation of existing water and mud problems, and noise pollution during the hours of construction.

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

- 5.1 East Sussex and Brighton & Hove Structure Plan 1991-2011 : Policy S1 (sustainability); EN1 (environment); EN2 (AONB); TR3 (accessibility); W10 (waste).
- 5.2 East Sussex and Brighton & Hove Waste Local Plan second deposit (April 2002) : WLP11 (reduce, reuse, recycle).
- 5.3 Rother District Local Plan Revised Deposit November 2003⁴ : GD1 (new development); DS1 (development principles); DS3 (development boundaries); CF1 (community facilities).

6. Considerations

Siting and Design

- 6.1 Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to conserve and enhance the built environment. Policy S1 sets criteria which seeks to ensure that development is environmentally sustainable, and Policy EN2 seeks to ensure that there is careful control of development in Areas of Outstanding Natural Beauty.
- 6.2 Policy DS1 of the Rother District Local Plan revised deposit Draft November 2003 seeks to ensure that proposals respect the importance of the countryside in terms of its distinctive landscape character, and Policy DS3 seeks to ensure that all new development takes place within the development boundary. Policy CF1 supports development for community facilities that comply with Policies GD1 and DS1.
- 6.3 The proposed extensions include some materials which have not been used on the original school building. The brickwork matches the existing but the introduction of timber panelling and frames would provide a new design element to the school building, but one which complements the existing school building.
- 6.4 The proposed staff room to the west of the school extends the frontage of the main school building westwards and although nearer to residential boundaries, at approximately 8 metres, the development is sited at a lower level than adjoining properties, and would be no more than 5 metres in height. The elevation facing the dwellings has been sympathetically treated so that only a window of the staffroom faces the properties. The separation and height difference provides a satisfactory relationship with properties 6-9 Streetlands and no detrimental impact to residential amenity.

6.5 The proposed enlargement of the school to the south east of the existing school building is considered to be discreetly located. It continues with the style and form of the existing school building and although it would be built in a different orientation to the existing school buildings it is accepted there is little alternative within this awkward corner of this site. It is considered that the design of this 2 classrooms extension is acceptable since it cannot be viewed easily from the public realm, and allows for the possible future extension of a third classroom in the future.

6.6 It is considered that the proposed development is acceptable in terms of siting and design.

Temporary construction access

6.7 Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to conserve and enhance the built environment and Policy EN2 seeks to ensure that there is careful control of development in Areas of Outstanding Natural Beauty.

6.8 Policy DS1 of the Rother District Local Plan revised deposit Draft November 2003 seeks to ensure that proposals respect the importance of the countryside in terms of its distinctive landscape character.

6.9 There is a need for temporary access to the school site to allow the delivery of materials and the movement of plant and equipment. This has been sited to the south of the school to minimise disruption to staff, pupils and visitors to the Primary School. The only other alternative option for construction vehicles to enter and leave the site would be through the only existing main school vehicular and pedestrian access/egress, which would also mean vehicles going across the school's playground to the south of the main school building. The proposed contractors' access to the south west of the school site does not conflict with the operation of the school and is considered to be acceptable, minimising the impact on the school's daily activities.

6.10 The site of the proposed temporary access is presently steeply sloping land which would not be able to accommodate the likely vehicles delivering materials. Engineering works would be required to make this access useable including the storage of material temporarily removed. These details together with the reinstatement arrangements will need to be agreed.

6.11 Concerns have been raised about the impact on the trees to the south western boundary of the school as a result of these works. Whilst these trees are not on the school site, a significant proportion of the canopy spread of the trees and their roots are within the school site. Care will be needed to limit the loss of limbs to the overhanging trees and to protect their roots. Details of the impact of the works, and a full tree survey need to be submitted.

6.12 Subject to the submission of details including the protection of boundary trees it is considered that these arrangements are acceptable.

Landscaping

6.13 Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to ensure that there is careful control of development in Areas of Outstanding Natural Beauty, and Policy DS1 of the Rother District Local Plan revised deposit Draft November 2003 seeks to ensure that proposals respect the importance of the countryside in terms of its distinctive landscape character.

6.14 Details of the proposed landscaping were submitted with the planning application, and these details are considered to be acceptable preserving the setting of the school.

Waste minimisation

6.15 Policy W10 of the East Sussex and Brighton & Hove Structure Plan and Policy WLP11 of the Waste Local Plan Second Deposit seek to ensure that all developments have regard for the need to minimise, reuse and recycle the waste that is generated by demolition and/or construction.

6.16 A statement of waste minimisation has been submitted with the planning application. This scheme is comprehensive and sets out that all the excavated material will be reused on site, and any useable material from the demolition of the works would be set aside and reused. For these reasons the proposed development is considered to be in accordance with planning policy.

Foul and surface water disposal

6.17 Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to ensure that development is environmentally sustainable.

6.18 No details regarding the proposed surface water drainage have been submitted with the planning application and Southern Water has requested that further information is sought to ensure surface water does not add to flows within the foul drainage system. It is considered that this can be addressed through a condition requesting the submission of this information prior to the commencement of the development.

7. Conclusion and reasons for approval

7.1 The proposed development is considered to be acceptable in terms of siting and design, temporary access, landscaping and waste minimisation subject to conditions. It is therefore considered to be in accordance with East Sussex and Brighton & Hove Structure Plan 1991- 2011 Policies S1, EN1, EN2, TR3, and W10, and Waste Local Plan Second Deposit Draft April 2002 Policy WLP11. It is also in accordance with Rother District Local Plan Revised Deposit November 2003 Policies GD1, DS1, DS3 and CF1.

7.2 There are no other material considerations and the decision should be taken in accordance with the development plan.

8. Recommendation

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

1. The development hereby approved shall be commenced no later than 5 years from the date of this consent.

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been provided on site for the approval in writing by the Director of Transport and Environment.

Reason: To provide for the proper integration of the development into the site and to comply with Policies EN1, EN6 and EN9 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, and Policy GD1 and Policy CF1 of the Rother District Local Plan Revised Deposit November 2003.

3. No development shall commence until details of the proposed means of surface water drainage have been submitted to and approved in writing by the Director of Transport and Environment. Thereafter the scheme shall be implemented in full in accordance with the approved details.

Reason: To control and regulate the development and to comply with Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

4. Any trees, shrubs, hedges or plants which within a period of 5 years from the completion of the development die, are removed, uprooted or destroyed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Director of Transport and Environment gives prior written consent to any variation.

Reason: To ensure for the proper integration of the development into the site and to comply with Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy DS1 of the Rother District Local Plan Revised Deposit November 2003.

5. No development shall take place until wheel washing facilities have been installed on the site in accordance with details submitted to and approved in writing by the Director of Transport and Environment. The facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dust or other debris on its wheels before leaving the site. No vehicle shall leave the site carrying mud, dust or debris.

Reason: In the interests of the amenity of the locality, to enable the County Planning Authority to control and regulate the development and to comply with Policies EN1 and EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

6. No development shall take place until a tree survey/arboricultural report has been submitted to, and approved in writing by the Director of Transport and Environment to confirm the precise nature and scope of works to the trees adjacent to the southern boundary, together with tree protection arrangements, necessary to accommodate the temporary construction access. The works shall be implemented in full and the tree protection arrangements remain in place for the duration of the works.

Reason: In the interests of the amenity of the locality, to protect the trees to the southern boundary, and to comply with Policies EN1 and EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

7. No development shall take place until details of the storage of the cut material from the contractors access and an associated restoration scheme, which shall include details of sub-soil and top-soil finishes including depths, cultivation, seeding and other ground and surface preparation works and programme for the works has been submitted to and approved in writing by the Director of Transport and Environment. The approved restoration scheme shall be carried out in full in accordance with the approved details within the next planting season from the date on which the development is completed.

Reason: In the interests of the amenity of the locality, to enable the County Planning Authority to control and regulate the development and to comply with Policies EN1 and EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

8. The works hereby approved shall be undertaken in accordance with the Waste Management Statement submitted as part of the planning application, received 17

January 2005 and validated 1 February 2005, unless otherwise agreed to in writing by the Director of Transport and Environment.

Reason: To enable the County Planning Authority to control and regulate the development and to comply with Policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy WLP11 of the Waste Local Plan Second Deposit November 2003.

9. Working hours during construction are from 08:00 to 18:00 Mondays to Fridays. Vehicles shall not enter or leave the site between the hours of 08:00 and 09:00 or 15:00 and 16:00 Mondays to Fridays and not at any time on Saturdays, Sundays, Bank and Public Holidays, except with the prior written consent of the Director of Transport and Environment.

Reason: In the interests of the amenity of the locality and staff/pupil safety and to comply with Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

BOB WILKINS
Director of Transport and Environment
15 March 2005
P&HSub: P23March-RR2376CC

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Local Member: Councillor Field

BACKGROUND DOCUMENTS

Development plan policies.
Responses to consultations
Site planning history.