

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... date 2 August 2002

Report considered and agreed by Team Leader Development, Minerals and Waste Group

..... date 2/8/03

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Report by	<b>Director of Transport and Environment</b>
Proposal	<b>Removal of one single prefabricated classroom and installation of one double prefabricated classroom</b>
Site Address	<b>Eastbourne Technology College, Brodrick Road, Eastbourne</b>
Application No	<b>EB/2130/CC</b>
Applicant	<b>Director of Education</b>
Key Issues	<b>i) Siting ii) Waste iii) Need</b>

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### **RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:**

**Under the powers delegated to me by the County Council, I resolve to grant planning permission subject to the conditions set out in the recommendation.**

### **CONSIDERATION OF RELEVANT PLANNING MATTERS**

#### **1. The site and surroundings**

Eastbourne Technology College is situated in a predominantly residential area of Eastbourne, to the east of the A22 and to the north of the town centre.

The school buildings are situated within the northern part of the site which fronts on to Brodrick Road. Behind Eastbourne College the school playing field slopes gently downwards towards the south. Lindfield School adjoins part of the north western boundary of the site; otherwise the school is surrounded by residential properties.

#### **2. Proposal**

It is proposed to remove one single prefabricated classroom and install one double mobile classroom in its place. This prefabricated classroom would be situated on the playground on the far east of the smaller playground which is located in between the school buildings.

### **3. Site history**

EB/2011/CC: 2 no. ICT teaching rooms, 2 no. drama rooms with supporting accommodation. Granted 8 July 2001.

EB/1991/CC: Formation of new entrance and minor internal alterations. Granted 25 August 2000.

EB/1980/CC: Installation of a single mobile classroom. Granted 13 July 2000.

EB/1857/CC: To build new floodlit tennis courts nearer to the sports facility and grass over existing tennis court area. Granted 22 November 1997.

EB/1794/CC: Demolition of converted toilet block and erection of new music and practice rooms. Granted 10 October 1996.

EB/1752/CC: Alteration to paths onto the highway, formation of a new pedestrian access, erection of railings of 1500mm height and landscaping of forecourt area. Granted 20 February 1998.

EB/1265/CC: 2 storey extension to existing building, 11 new car parking spaces and associated landscape works. Granted 17 July 1991.

EB/749/CC: Classroom block extensions. Granted 20 June 1983.

EB/171/CC: 2 mobile classroom units. Granted 30 June 1981.

EB/550/CC: Swimming Pool Hall, changing room and ancillary accommodation. Granted 29 April 1981.

EB/402/CC: New classroom block extensions and adaptations. Granted 1 October 1979.

### **4. Consultations and representations**

Eastbourne Borough Council Raise no objections to the proposal.

Sport England Raise no objections to the proposal.

Representations No representations received.

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

East Sussex Brighton & Hove Structure Plan 1991-2011 : Policy S1 (sustainability); W10 (waste minimisation).

Waste Local Plan Second Deposit April 2002 : Policy WLP11 (reduce, reuse, recycle)

Eastbourne Borough Plan Adopted January 1998 : EN1 (new development)

### **6. Summary of Policy Issues**

Policy S1 from the East Sussex County Council and Brighton and Hove Structure Plan 1991-2011 ensures a strategy for a more environmentally sustainable future with regard to improving the quality of life for all sections of the community.

Policy WLP11 from the Waste Local Plan seeks to minimise, reduce and recycle waste.

In the Eastbourne Borough Plan, policy EN1 seeks to ensure new development harmonises with the surrounding environment and is appropriate in terms of materials, siting and design.

## **7. Considerations**

### Siting

The proposed double mobile classroom would replace the existing single mobile classroom which is situated on the small playground on the far eastern side of the school site.

There is dense screening between site and the residential housing to the east. By virtue of this there would be minimal visual intrusion to neighbouring residents and no loss of amenity. The existing single prefabricated classroom has not caused any known complaints to arise, therefore it is considered replacing this existing mobile with a double prefabricated classroom will not be detrimental to the neighbouring residents.

Whilst there would be some loss of hard playground there are other playgrounds and recreational spaces at the school which are considered to be sufficient for the school pupils to use during break and lunch times.

### Waste

It is considered that waste will be generated from the existing single mobile classroom at Eastbourne Technology College. Therefore the standard condition requiring a waste minimisation scheme will be added to the planning permission.

### Need

Eastbourne and the South Wealden area bordering Eastbourne, are experiencing significant migration to the area. This is causing difficulty with casual admissions, as many schools are operating at or beyond capacity.

Eastbourne Technology College's indicated admission for 2002 is lower than anticipated, but is still above capacity. This is due to the College being awarded Technology status in 2000 which has subsequently put pressure upon teaching spaces within the school.

The prefabricated building is needed to enable the College to reduce class sizes so that it can continue to maintain flexibility in its delivery of the curriculum.

## **8. Conclusion**

There is a clear need for the proposed double prefabricated classroom at Eastbourne Technology College. The increase in pupils admissions, and also the more flexible curriculum since the College was awarded "Technology" status, means that additional teaching space is required.

The proposed double prefabricated classroom would be situated on one of the smaller hard standing play areas at the College, replacing an existing single mobile classroom. It would be situated on the eastern edge of this playground and is screened by fairly dense vegetation from the residential buildings which are located immediately to the east of the proposed prefabricated classroom.

There have been no known complaints with regard to the existing location of the single prefabricated classroom, therefore it is anticipated that there will be no detrimental impacts when this classroom is replaced with a double prefabricated classroom.

It is anticipated that the mobile classroom will be required for a short period, therefore planning consent for a maximum period of 4 years is being sought.

## **9. Recommendation**

1. The building hereby permitted shall be removed from the site and the land restored to its former condition on or before the 1 August 2006.

Reason: To comply with Section 91 of the Town and Country Planning Act 1991.

2. No development shall take place until there has been submitted to and approved in writing by the Director of Transport and Environment a scheme of minimisation, reuse and recycling of waste material generated during construction of the development hereby approved. This statement should include site specific and detailed information concerning the ways in which:
  - a) The development maximises the reuse of existing buildings and new buildings are designed and constructed so as to maximise the lifespan of the development;
  - b) The development incorporated construction practices that minimise the use of raw materials and maximise the use of secondary aggregates and recycled materials where appropriate;
  - c) Waste material generated by the proposal is minimised and reused or recycled where appropriate on site (for example in landscaping proposals) or removed from the site to facilities which can reuse or recycle the materials; and,
  - d) Where appropriate, the development includes the provision of temporary facilities on or adjacent to the site during demolition and/or construction phase to sort the waste produced in order to minimise the amount of waste that will need to be removed from the site for final treatment or disposal.

Reason: In the interests of encouraging a sustainable approach to construction waste and to comply with Structure Plan policy W10 and policy WLP11 of the Second Deposit Waste Local Plan (April 2002).

### Informative

This permission is granted for a limited period of 4 years to allow for an exceptional increase in pupil admissions. Should an application be received for further prefabricated units or an extension to this time limited condition it is considered unlikely this will be approved unless satisfactory evidence of an intention to provide permanent accommodation is also submitted.

BOB WILKINS  
Director of Transport and Environment  
01 August 2002

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**BACKGROUND DOCUMENTS : EB/2130/CC**