

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 15.9.06

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

..... [redacted] date 15th September 06

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

Proposal: **Renewal of planning consent for 1 double mobile classroom.**

Site Address: **Eastbourne Technology College, Brodrick Road, Eastbourne**

Applicant: **Director of Children's Services**

Application No. **EB/2130/CC/1**

Key Issues: (i) **Need**
(ii) **Siting and design**

RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:

Under the powers delegated to me by the Governance Committee on 30 January 2003 I resolve to approve the proposal subject to the conditions set out in the recommendation.

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

1.1. Eastbourne Technology College caters for 11-16 year olds and lies within a large rectangular-shaped site within a predominantly residential area in central Eastbourne. It is situated to the west of the A22 and is to the south of Brodrick Road. Eastbourne College is bordered on three sides by high density, two storey residential developments and adjoining part of the north western boundary is Lindfield School.

1.2. Eastbourne College is predominantly single storey, constructed in red brick, has flat and pitched roofs and white painted window frames. The main school buildings occupy a fairly level area in the northern area of the school site and the playing field, sloping gently downwards towards the south, is sited below. The main pedestrian and vehicular access is from Brodrick Road.

1.3. The double mobile classroom, the subject of the application, is sited adjacent to the eastern school boundary, on the playground between two school buildings. The classroom unit benefits from effective screening from the residential properties along Henfield Road to the east through established vegetation forming part of the school boundary.

2. The Proposal

2.1. The proposal is for the retention of the double mobile classroom unit for a further period of five years. It was first granted permission in 2002 but is still required as accommodation for general teaching and an ICT suite to support the increased number on roll.

2.2. The classroom unit stands alone occupying a section of the school's hard play area. It is of a standard utilitarian design comprising a rectangular-shaped building with green painted walls, a grey felt roof and white PVCu window frames and black mesh screens attached to protect against vandalism.

3. Site History

3.1. EB/2011/CC-2001-Granted. 2 no. ICT teaching rooms, 2 no. drama rooms with supporting accommodation.

3.2. EB/1991/CC-2000-Granted. Formation of a new entrance and minor internal alterations.

3.3. EB/1980/CC-2000-Granted. Installation of a single mobile classroom unit

3.4. EB/1752/CC-1998-Granted. Alterations to path onto the highway, formation of a new pedestrian access, erection of railings of 1500mm height and landscaping of forecourt area.

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

3.6. EB/1794/CC-1996-Granted. Demolition of converted toilet block and erection of new music and practice rooms.

3.7. EB/1265/CC-1991-Granted. 2 Storey extension to existing building, 11 new car parking spaces and associated landscape works.

4. Consultations and Representations

4.1. Eastbourne Borough Council No objection to proposal

4.2. Neighbours No representations received

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

5.1. East Sussex and Brighton and Hove Structure Plan 1991-2011: S1 (general development policy); EN1 (environment); TR3 (f) (accessibility)

5.2. Eastbourne Borough Plan 2003: UHT1 (design criteria); LCF18 (extension of educational establishments)

6. Considerations

(i) Need

6.1. Temporary approval was granted in 2002 subject to a informative that ' 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' It remains apparent, since temporary approval was granted in 2002, that this temporary classroom still needs to be retained in order to accommodate the increased numbers of pupils on the school roll. In fact numbers are indicated to have increased further from 939 in 2002 to 1157 currently. However, numbers are expected to fall in the next five years.

6.2. The classroom unit is in good condition and capable of providing adequate teaching accommodation. It is therefore considered that this proposal is acceptable for a further temporary period but that priority should be given to providing a permanent solution if additional teaching space is still needed.

6.3. Policy TR3 (f) of the East Sussex and Brighton & Hove Structure Plan states that appropriate provision should be made for access for people with disabilities. The classroom accords with this policy through the provision of an access ramp. Policy LCF18 (d) of the Eastbourne Borough Plan supports additional educational development providing access is provided for disabled people and those with mobility concerns. The classroom unit has a disabled access ramp to the front elevation of the unit and is therefore considered to comply with the above policies.

(ii) Siting and Design

6.4. Policy S1 of the East Sussex and Brighton & Hove Structure Plan ensures a strategy for a more environmentally sustainable future with regard to improving the quality of life for all sections of the community. Policy EN1 seeks to ensure development sustains, conserves and where possible enhances the character, local diversity and the quality of the natural and built environment. Policy UHT1 of Eastbourne Borough Plan requires development to harmonise with the character and appearance of the area, be appropriate in scale, form, materials, setting, alignment and layout and make the most effective use of the site. Policy LCF18 seeks to grant additional education facilities provided there is no detrimental effect to residential properties in the area.

6.4. The classroom unit is situated within an established school site adjacent to the eastern school boundary and between two school buildings. In this case, the unit is effectively well screened by dense vegetation between the school boundary and adjacent gardens of properties along Henfield Road. Its siting along the edge of a sloping playground necessitates the loss of some hard playground for the school but sufficient recreational areas and playgrounds remain for use by the school. Since installation the classroom unit has not attracted any reported complaints from local residents or concern from the College at the loss of available playground.

6.5. The temporary classroom unit is of a standardized design and whilst it is considered not to enhance the character of the area its impact is minimized through screening. It is therefore considered that this development would have minimal impact on the neighbours and its temporary retention would not be detrimental to local amenity.

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.

7.2. There is a strong need to retain this classroom unit, given the continued high numbers of pupils, for a temporary period. It is considered not to harm neighbouring amenities given dense screening along the eastern school boundary. The proposal complies

with Policies S1, EN1 and TR3 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and with Policies UHT1 and LCF18 of Eastbourne Borough Local Plan 2003. The continued long term retention of the unit is not considered appropriate because of the loss of playground and its location on a residential boundary.

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 grant planning permission subject to the following conditions:-

1. The temporary unit hereby permitted shall be removed and the land restored to its former condition on or before 1st August 2011.

Reason: To enable the County Planning Authority to control and regulate the development and to comply with policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and UHT1 and LCF18 of Eastbourne Borough Local Plan 2003.

Informative

This permission grants use of the temporary classroom unit for a further period of five years. Should an application be made for a further temporary period it is considered unlikely to be granted unless substantial and satisfactory evidence is provided showing a commitment to provision of permanent accommodation.

BOB WILKINS
Director of Transport and Environment
15 September 2006

Contact Officer: Kirsty-Ann Taylor Tel.No 01273 481833
Local Member: Councillor Olive Woodall

BACKGROUND DOCUMENTS

East Sussex and Brighton & Hove Structure Plan 1991-2011
Eastbourne Borough Local Plan 2003
Planning Application File