

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... [redacted] ..... date 12.8.2002

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

..... [redacted] ..... date 12<sup>th</sup> August 2002

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Report by	<b>Director of Transport and Environment</b>
Proposal	<b>Single storey infill between gym and hall to provide internal equal access ramp, replacement staircase, reception office, store and office.</b>
Site Address	<b>Eastbourne Technology College, Brodrick Road, Eastbourne</b>
Application No	<b>EB/2134/CC</b>
Applicant	<b>East Sussex County Council</b>
Key Issues	<b>i) Design ii) Siting 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 for the proposed development subject to the conditions set out in the recommendation.**

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

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

1.1 Eastbourne Technology College, which was awarded 'Technology' status in 2000, is situated in a predominantly residential area of Eastbourne, to the East of the A22 and to the north of the town centre.

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

#### **2. Proposal**

2.1 It is proposed to construct a single storey infill between the gym and hall to provide an internal equal access ramp, replacement staircase, reception office, store and office.

### **3. Site history**

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

3.2 EB/2107/CC: Demolition of an existing single mobile and instillation of a new single mobile in the same area of the site. Granted 13 February 2001

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

3.4 EB/1857/CC: Installation of a single mobile classroom. Granted 13 July 2000

3.5 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.

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

3.7 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 1996

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

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

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

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

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

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

4.1 Eastbourne Borough Council: No representation received

4.2 Representations: None received

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

5.1 East Sussex Brighton & Hove Structure Plan 1991-2011: Policy S1 (Sustainability); TR3 (Disabled Access); W10 (Waste minimisation).

5.2 East Sussex and Brighton & Hove Waste Local Plan, Second Deposit April 2002: Policy WLP11 (Reduce, Reuse, Recycle)

5.3 Eastbourne Borough Plan, Adopted 1998: ER1 (Sustainability); CT1 (Visual amenity); DA1 (Disabled Access).

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

6.1 The Structure Plan seeks to secure sustainable development (S1) and reduce the amount of construction industry waste arising from the building project (W10). Development should also make appropriate provision for people with disabilities (TR3).

6.2 The Eastbourne Borough Plan policy ER1 states that development must be sustainable and should complement rather than compete with environmental objectives. Development must also harmonise with the appearance and character of the local area in terms of scale, form and materials (CT1). Policy DA1 ensures that applications for alterations of educational buildings should provide suitable access for people with disabilities.

## **7. Considerations**

### Design

7.1 The development is designed to integrate with the existing building, the brickwork is red stock brick to match the adjacent library extension, the windows are timber painted white and the roof is flat with 3 layer green felt. The extension is 4m high, 7.9m wide (the gap between the existing buildings) and 16m deep.

### Siting

7.2 Due to the development being an infill, the extension is contained on three sides by the existing 1 and 2 storey college buildings. The development would therefore have a minimal impact on local amenity in terms of visual impact or increased noise once the building work is completed.

### Need

7.3 At present access is provided by a staircase, which causes bottlenecks. The scheme provides a staircase with a ramp and a lift. The provision of a reception area will improve supervision and a new store will provide an area to keep exam tables which are currently stacked around the perimeter of the hall. An office will also be provided to replace the one that would be occupied by a short rise lift.

## **8. Conclusion**

8.1 The proposed development is in accordance with Development Plan policies and would provide improved disabled access as well as providing a reception and a storage area.

8.2 The location and design of the infill would not affect the amenity of the local residents. The land is not currently used for other purposes, therefore subject to conditions the proposal is considered acceptable.

## **9. Recommendation**

9.1 Grant planning permission subject to the following conditions: -

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

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

2. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

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

3. The Statement of Waste Minimisation submitted by agents Owen Williams on 04/07/2002 shall be strictly adhered to in the implementation of the development.

Reason: To comply with Waste Local Plan policy WLP11.

BOB WILKINS  
Director of Transport and Environment  
12 August 2002  
POLICY:Delegated-EB2134CC

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