

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... [redacted] ..... date 16 January 2004

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

..... [redacted] ..... date 16<sup>th</sup> January 2004

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

Proposal: **Replacement of curtain wall and glazing to south elevation of 'C' block.**

Site Address: **Eastbourne Technical College, Brodrick Road, Eastbourne.**

Application No: **EB/2272/CC**

Applicant: **Education and Libraries Department.**

Key Issues:            i)     **Design**  
                              ii)     **Waste minimisation**

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

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

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

#### **1.     The Site and Surroundings**

Eastbourne Technical College is situated in a residential area of Hampden Park in Eastbourne, east of Willingdon and the A22 Eastbourne Road.

Brodrick Road runs along the north of the school boundary. Immediately west of the college is Lindfield School, with residential dwellings on Parkfield Avenue along the southern boundary of these two adjoining school sites. Residential dwellings are situated to the north, south, east and west of the school site.

The main school buildings are to the north of the site, and the playing field is to the south. The site is relatively flat to the north, but slopes gently downwards from the north to the playing field, which is on a significantly lower level.

The building to which this application relates is a 3 storey block to the rear (south) of the group of school buildings.

#### **2.     The Proposal**

It is proposed to replace the curtain wall and glazing to the south elevation. The proposed replacement windows would be double glazed and aluminium framed, and the panels would

be blue aluminium. The blue panels would form horizontal bands underneath the windows on all three storeys.

### **3. Site History**

Granted – 2002 – EB/2130/CC. Removal and installation of one double prefabricated mobile classroom.

Granted – 2002 – EB/2134/CC. Single storey infill between gym and hall to provide internal access ramp, replacement staircase, reception office, store and office.

Granted – 2001 - EB/2011/CC. Two ICT teaching rooms, two drama rooms with supporting accommodation.

Granted – 2000 – EB/1991/CC. Formation of new entrance and minor internal alterations.

Granted – 2000 – EB/1980/CC. Installation of a single mobile classroom.

Granted – 1997 – EB/1857/CC. New floodlit tennis courts nearer to the sports facility and grass over existing tennis court area.

Granted – 1996 – EB/1974/CC. Demolition of converted toilet block and erection of new music and practice rooms.

Granted – 1998 – EB1265/CC. Two storey brick extension comprising 6 classrooms, library, staffroom and associated stores and offices together with internal alterations, 11 new car parking spaces.

Granted – 1983 – EB/749/CC. Classroom block extensions.

### **4. Consultations and Representations**

Eastbourne Borough Council No representation received.

Neighbours No representations received.

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

East Sussex and Brighton & Hove Structure Plan 1991-2011 : Policy S1 (sustainability); EN1 (environment); W10 (construction industry waste).

East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002): Policy WLP11 (reduce, reuse, recycle).

Eastbourne Borough Plan 2001 – 2011 Revised Deposit Draft (November 2001): UHT1 (design of new development); UHT4 (visual amenity).

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

Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to conserve and enhance the built environment and policy S1 sets criteria which seeks to ensure that development is environmentally sustainable.

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 to the

need to minimise, reuse and recycle the waste that is generated by demolition and/or construction. Greater weight can now be given to the policies within the emerging Waste Local Plan as it is at the Second Deposit stage.

Policy UHT1 of the Eastbourne Borough Plan concerns the design of new development, which must be appropriate in terms of siting, scale and design, and policy UHT4 seeks to ensure that new development is judged with regard to its effect on visual amenity.

## **7. Considerations**

### Design

There will be limited views of the proposed replacement curtain wall and glazing as it would be screened by other buildings and vegetation. To the east of the south elevation of 'C' block is a school building which is three storeys in height, with a mansard roof forming the third storey. This building extends further south than 'C' block, therefore limiting views from the residential dwellings to the east, which are at least 50m east of the proposed development.

Approximately 13m to the south of the elevation to be affected is a leisure center, which is two storeys in height, and screens the majority of the southern elevation of 'C' block from the south. To the west of the school site is Lindfield School. Fencing and vegetation separates the school sites.

The existing curtain wall and glazing on the south elevation of 'C' block is in a state of disrepair. It is significantly damaged and considered to be detrimental to the visual amenity of the local environment. It is therefore considered that the proposed development would be a significant improvement to the existing situation in visual terms.

The replacement materials would be more durable than those which exist on the south elevation of 'C' block. A blue band of insulated panels would be located under each storey of windows. No details of the shade of blue have been submitted and it is recommended that a condition is imposed on any grant of consent requiring such details to be submitted for approval.

### Waste minimisation

The applicant has stated that none of the glazing, panels or framing can be reused. However, they may be able to be recycled, and it is therefore considered appropriate to impose a waste minimisation condition on the permission to this effect.

## **8. Conclusion**

For the reasons above the proposed development is considered to be acceptable in terms of design. There are no development plan policies or material considerations which indicate that permission should be refused. It is therefore recommended that planning permission for the replacement curtain wall and glazing at Eastbourne Technical College be granted subject to conditions.

## **9. Recommendation**

It is recommended to grant planning permission for planning application EB/2272/CC subject to the following conditions:-

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

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

2. No development shall commence until a sample of the final colour of panels is submitted to, and approved in writing, by the County Planning Authority. The development shall be carried out in accordance with the approved colour unless any variation is agreed to in writing.

Reason: in the interests of the amenity of the locality and to comply with Structure Plan policy EN1 and Eastbourne Borough Plan policy UHT1 and UHT4.

3. 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, re-use and recycling of waste material generated during the construction of the development hereby approved. This statement should include site specific and detailed information concerning the ways in which:

ix The development incorporates construction practices that minimise the use of raw materials and maximise the use of secondary aggregates and recycled materials where practicable;

ii. Waste material generated by the proposal is recycled where appropriate on site or removed from the site to facilities which can re-use or recycle the materials; and

iv The development includes the provision of temporary facilities on or adjacent to the site during the 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).

BOB WILKINS  
Director of Transport and Environment  
16 January 2004  
Policy:

Contact Officer: Tessa McGilvary      Tel.No. 01273 481629

Councillor Olive Woodall

#### **BACKGROUND DOCUMENTS**

EB/2272/CC   EB/2134/CC  
EB/2011/CC   EB/1991/CC  
EB/1980/CC   EB/1857/CC  
EB/1974/CC   EB1265/CC  
EB/749/CC