

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [REDACTED] date 6.9.2002

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

..... [REDACTED] date 5/9/02

Report by	Director of Transport and Environment
Proposal	Retention of one single and one double prefabricated classroom for five years and retention of one single prefabricated classroom for one year.
Site Address	Helenswood School (Lower), The Ridge, St Leonards
Application No	HS/1936/CC/1
Applicant	Director of Education, East Sussex County Council
Key Issues	Siting Design Need

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 Helenswood Lower School is located in northern Hastings just off of The Ridge (B2093) bordering the High Weald AONB. The school is opposite the Conquest Hospital separated by the main road. There are farms both sides of the school to the east and west and Maplehurst Woods to the north.

2. Proposal

2.1 It is proposed to retain one single and one double prefabricated classroom for five years and retain one single prefabricated classroom for one year.

3. Site history

3.1 HS/1956/CC; Two storey extension to include art room and four class bases, adaptations to reception area and addition of circulation route; Granted 05/01/2002.

3.2 HS/2000/CC; Dining room extension, reception area extension and internal alterations; Granted 15/11/2000.

3.3 HS/1936/CC; Re-siting of one double and one single temporary classroom and the instillation of one single classroom for three years; Granted 30/07/1999.

3.4 HS/1892/CC; Extension and alterations to existing gym to provide new sports hall, dance studio and associated changing and recreational facilities together with new floodlighting of existing tennis courts; Granted 03/09/1998.

3.5 HS/1346/CC/1; Retention of an existing single mobile classroom unit; Granted 28/07/1998.

3.6 HS/1196/CC/1; The retention of the workplace nursery within a mobile unit; Granted 07/10/1996.

3.7 HS/673/CC/4; The retention of 2 single and 1 double mobile classroom units; Granted; 02/02/1996.

3.8 HS/1628/CC; Extension to provide drama and music facilities; Granted 04/05/1995.

3.9 HS/1438/CC; Provision of double temporary classroom unit; Granted 17/05/1993.

3.10 HS/1346/CC; Erection of single mobile classroom unit; Granted 02/07/1992.

3.11 HS/673/CC/3; Retention of two single and one double mobile classroom unit; Granted 06/08/1990.

3.12 HS/1196/CC; Provision of new nursery accommodation; Granted 11/06/1990.

3.13 HS/200/CC/3; Retention of 2 mobile classroom units; Granted 21/11/1989.

3.14 HS/673/CC/2; Retention of two single and one double mobile classroom units; Granted 10/09/1987.

3.15 HS/200/CC/2; Retention of two mobile classrooms; Granted 24/09/1986.

3.16 HS/897/CC; New roundabout junction and associated alterations to access and parking at Helenswood Lower School to provide access to proposed Hastings District General Hospital. B2093 The Ridge and land at Little Ridge Farm and Helenswood Lower School; Granted 19/10/1984.

3.17 HS/673/CC/1; Retention of two single and one double mobile classroom unit; Granted 07/08/1984.

3.18 HS/673/CC; Provision of 2 single and 1 double mobile classroom units – temporary use; Granted 07/08/1982.

3.19 HS/383/CC; Erection of a 2.8m high fence with gates; Granted 18/06/1979.

4. Consultations and representations

4.1 Hastings Borough Council: Raise no objections.

4.2 Sport England: Raise no objections.

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); S6 (Development in Towns); EN1 (Local Character); W10 (Waste Minimisation).

5.2 Hastings Local Plan, Deposit version: DG1 (Development Form).

6. Summary of Policy Issues

6.1 The Structure Plan policy S1 seeks to ensure a sustainable future and if development is in a town (S6) then open spaces will be protected from inappropriate development. Policy EN1 states that development should sustain and enhance local character, W10 then goes on to encourage the re-use of existing buildings and recycling.

6.2 Hastings Local Plan policy DG1 states that the density, scale and proportions of development should be appropriate to the area and ensures that neighboring properties do not suffer from loss of privacy or increased noise.

7. Considerations

Siting

7.1 The classrooms are situated to the east of the school buildings adjoining a playground area. There are a number of mature trees behind the classrooms which screen the classrooms well from the road, the classrooms are not visible from outside the school grounds.

Design

7.2 The mobile units are standard prefabricated classrooms with grey and green walls with flat grey roofs.

Need

7.3 Over recent years the school has taken higher than expected admissions and numbers are expected to continue to rise over the next five years. The single mobile proposed to be kept for 1 year is to provide additional accommodation whilst building works are undertaken for a new sports hall.

8. Conclusion

8.1 The application has been evaluated against the policies of the Structure Plan and Local Plan and for the reasons above the proposal is considered acceptable.

9. Recommendation

9.1 Grant planning permission subject to the following conditions:-

1. The single prefabricated building hereby permitted shall be removed and the land restored to a grassed area, on or before 3 September 2003, the remaining two prefabricated classrooms shall be removed on or before 3 September 2007.

Reason: To enable the Local Planning Authority to regulate and control the development of the land.

INFORMATIVE

The applicant is advised that a further planning permission to retain the buildings beyond 3 September 2007 is unlikely to be granted unless a development plan has first been submitted showing how and when the building is proposed to be removed or replaced by permanent accommodation.

BOB WILKINS
Director of Transport and Environment
03 September 2002
POLICY:Delegated-HS1936CC

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BACKGROUND DOCUMENTS