

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... date 5.10.05

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

..... date 4th October 05.

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

Proposal: **Retention of 1 single nursery mobile classroom**

Site Address: **Sandown C P School, The Ridge, Hastings**

Application No: **HS/1989/CC/1**

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

Key Issues: **i) Need
ii) Siting and impact
iii) Highways**

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 grant planning permission subject to the conditions set out in the recommendation.

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

1.1 Sandown County Primary School is located approximately 2.2 km to the north east of Hastings town centre, towards the eastern end of The Ridge (B2093), in a predominantly mixed residential area. The school buildings are situated at the southern end of the school site, with a substantial playing field occupying the northern part of the site. The school site is flanked by residential properties to the south, east and west. The boundary is extensively tree lined. The nearest residential property (Mill View) is approximately 20m away, to the south, from the demountable classroom.

1.2 The green demountable classroom has a low pitched roof and is located behind the main school buildings. It has overall measurements of 10.4m by 12m with a height of 3m. This gives an overall cubic capacity of 374.4 cubic metres. There is a fenced nursery play area to the western side of the demountable and the main school hard pay area to the south and eastern sides of the demountable. There is ramped access from the eastern side and stepped access along the western side, from the nursery play area.

1.3 There is a large, self-contained car parking area, with turning capability, to the front of the main school building, with direct access onto The Ridge.

1.4 The High Weald Area of Outstanding Natural Beauty adjoins the site's northern boundary.

2. The Proposal

2.1 The continued use of the single mobile classroom to provide nursery accommodation for the Maplehurst Nursery Group for a further five year period. The temporary planning consent expired on 31 August 2005.

3. Site History

3.1 2000 - HS/1989/CC – Granted – Transfer of Maplehurst Nursery from Helenswood (Lower) School to Sandown CP School, for a period of five years.

4. Consultations and Representations

4.1 Hastings Borough Council: No objection.

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 – Twenty One Criteria for the 21st Century)
Policy EN1 (Environment – General)

5.2 Hasting Local Plan, Adopted April 2004 :
Policy CN7 (Premises for Early Years Education)
Policy DG1 (Development Form)

6. Considerations

Need

6.1 The mobile classroom provides a workplace nursery and is an essential part of the provision for Sandown and neighbouring schools. School staff in the area benefit from the provision of the nursery. It offers an opportunity for child care to staff to continue with their careers, whilst attracting new staff to the area.

6.2 Currently the Education Authority do not have the necessary funding to provide permanent accommodation, however the situation will be reviewed over the next five years.

6.3 The provision of the temporary classroom contributes to satisfying the demand for child care facilities in the locality, a refusal for planning permission would reduce existing capacity. This must be weighed against the continued use of the mobile for a further five years and whether it can still be successfully accommodated at its current location.

Siting and impact

6.4 Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to conserve and enhance the built environment and Policy S1 requires the environment surrounding the development to be considered.

6.5 Policy DG1 states that the Borough Council must have regard to certain design criteria, these include the full and efficient use of land sympathy with the appearance and

character of the area and suitability in scale, massing, design, appearance, materials, layout and siting, in itself and in relation to other buildings, spaces and views; adequate space for private and public use (including children's play space) and visual amenity; suitable layout and design to ensure personal and general safety and security; protection of living conditions from noise, dominance and loss of outlook and privacy; safety and convenience on the public highway.

6.6 Hastings Local Plan Policy CN7 states that planning permission will be granted for the use of premises for early years education, provided that the building, garden or open space is capable of use without detriment to the amenities of nearby neighbours; the property provides sufficient off-street and on-street parking for the collection and delivery of children; the proposal would not result in an over-concentration of institutional or non-residential uses which would be detrimental to the amenities of a residential area and the premises are well related to the public transport network and readily accessible by walking and cycling.

6.7 The positioning of the mobile behind the main school buildings and adjacent to the hard play area, has ensured that any possible visual or noise disturbance to neighbours, has been kept to a minimum. The main visual impact is from the main school buildings, which provides staff with improved on-site security, for the classroom and the children.

6.8 The standard sized mobile classroom is in good condition and its location within the primary school site has to date, been satisfactorily accommodated, without any neighbour complaint evidence on file. A condition is recommended to be attached to the permission to ensure that the mobile is maintained to an acceptable standard for the next five years.

Highways

6.9 The large school car parking area has sufficient capacity to maintain existing levels of nursery provision. Hastings Borough Highways Authority have not raised any objection to the proposal. The original application (HS/1989/CC, consent issued 2 August 2000) for the relocation of the demountable classroom to this site, took into consideration the distance travelled by parents who would utilise the nursery and no objection was raised by the County Highways Authority. The current application does not propose any increase in nursery provision, consequently, there are no new highways issues to be considered for this application.

7. Conclusion and reasons for approval

7.1 In accordance with Section 54A Town and Country Planning Act 1990 and 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 It is considered that the proposed continued use of the mobile classroom to provide a nursery school facility for a further five years, complies with Policies S1 and EN1 of East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policies CN7 and DG1 of the Hastings Borough Local Plan Adopted April 2004.

7.3 There are no other material considerations and the decision should be taken in accordance with the development plans.

8. Recommendation

That planning permission be **granted** with conditions:

- 1 That the temporary single nursery mobile classroom hereby permitted shall be removed and the land restored to its former condition on or before 31 August 2010.

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 Policy DG1 of the Hastings Borough Local Plan Adopted April 2004.

- 2 Any damage to the external walls of the mobile nursery classroom shall be repaired and painted to match the existing green colour as soon as is practicable. Any change to the external finish shall have the written agreement of the Director of Transport and the Environment.

Reason: In the interests of residential and visual amenity and to comply with Policies EN1 and S1 of the East Sussex and Brighton & Hove Structure Plan and Policy DG1 of the Hastings Borough Local Plan Adopted April 2004.

BOB WILKINS
Director of Transport and Environment
04 October 2005

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Local Member Councillor Jeremy Birch

BACKGROUND DOCUMENTS

Application file: HS/1989/CC/1
Planning Permission: HS/1989/CC
Development Plans