

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 26.9.2002

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

..... [redacted] date 26/9/02

Report by	Director of Transport and Environment
Proposal	Single storey drama studio to the west of existing gym/hall
Site Address	Helenswood Upper School, Cleeve, The Ridge, Hastings
Application No	HS/2123/CC
Applicant	Director of Education Services jointly with Helenswood School
Key Issues	Design and Siting Effect on the existing trees Effect on visual and residential amenities Waste minimisation

RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:

Under the powers delegated to me by the County Council, I resolve to approve the proposed subject to the reasons set out in the recommendation.

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

1.1 The application relates to an existing girls secondary school on the northern edge of the built up area of Hastings. The school is to the south of the Ridge (B2039); a busy road that effectively marks the northern boundary of suburban Hastings. The school is of a relatively modern design with a main teaching block on four floors with a flat roof and other flat roofed buildings providing the bulk of the teaching accommodation. The site slopes down from north to south. The main buildings occupy the north part of the site and are well screened from the playing fields and dwellings to the south.

2. Proposal

2.1 It is proposed to erect a single storey detached building to the west of the existing gym and hall and to the south east of the lower hard play area. The building is of a contemporary design with timber clad and polymer render elevations on a brick plinth with a mono-pitch aluminium roof. The design and position of the building have been slightly amended to facilitate the retention of the Ash tree to the east of the building.

3. Site history

3.1 No relevant history

4. Consultations and representations

4.1 Hastings Borough Council – Raise no objections.

4.2 Sport England - Raise no objections.

4.3 Neighbours – No response has been received to letters of notification sent on the 18 July and site notices erected on the 19 July.

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

5.1 East Sussex Brighton & Hove Structure Plan 1991-2011 : Policies S1 - Sustainability, EN1 - The Environment (General) and W10 – Construction Industry Waste.

5.2 East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002): Policy WLP11 – Reduction, re-use and recycling during demolition and design, and construction of new developments.

5.3 Hastings Local Plan Deposit Draft (October 1999) including Pre-Inquiry Changes (October 2001): Policies: DG1 - Development Form.

6. Summary of Policy Issues

6.1 Policy S1 of the East Sussex Brighton & Hove Structure Plan 1991-2011 seeks to encourage sustainable development that minimises impact on the environment, makes the most efficient use of land and seeks to reduce waste generation. Policy EN1 of the East Sussex Brighton & Hove Structure Plan 1991-2011 requires development to sustain, conserve and where possible enhance the character of the built environment.

6.2 Policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan Second Deposit, (April 2002), seek to ensure that all developments have regard of the need to minimise, re-use 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.

6.3 Policy DG1 of the Hastings Local Plan Deposit Draft (October 1999) states that development will only be permitted provided that the density, scale, massing and levels are appropriate to the area, the proposal respects the levels and characteristics of the site, uses suitable materials and good landscaping which fits in with the surroundings and that the development would not cause the neighboring properties to suffer unacceptable loss of privacy, noise or disturbance.

7. Considerations

Design, siting and effect on visual amenity

7.1 The proposed drama studio has been designed to be a free standing "pavilion" adjacent to the main buildings of the campus. The building is of an attractive design using modern materials and will be of a contrasting appearance to the existing buildings. The drama studio will be sited to the north of the existing mature tree screen and to the south of

the lower hard play area which is approximately level with the eaves of the proposed single storey building. By virtue of the building's low roof and the surrounding development on the site, the building will be visually prominent from outside of the site and will not cause any visual intrusion to the surrounding dwellings. A condition is recommended that the materials shown on the submitted plans and elevations are used unless alternatives have been agreed in writing.

7.2 There is some concern that the pedestrian flow on the new external pathways around the east side of the building will conflict with an existing set of concrete steps. As these steps are obsolete as a result of the doorway which they serve having been blocked up, it is therefore necessary to impose a condition requiring the removal of the steps no later than six months from the date when the new building is first brought into use.

Effect on the existing trees

7.3 The position of the proposed building has been slightly amended following negotiations with officers from the Landscapes Group. This will facilitate the retention of the Common Ash tree to the west of the building. As such only one Sweet Chestnut tree will have to be removed as a result of the development.

7.4 The applicant's agent has submitted an arboriculturist's report regarding the health and vigour of the trees surrounding the part of the site developed. Further details are required to ensure adequate measures for protection of the trees during construction and that suitable replacement trees will be planted to compensate for the loss of the Sweet Chestnut tree. A condition to this effect has been recommended

Effect on residential amenities

7.5 The proposed building is not intended to allow an increase in the number of pupils attending the school and will be located well away from existing dwellings. As such it is not considered that the proposed development would have any effect on amenity in the area surrounding the school.

Waste minimisation and sustainability

7.6 The agent has submitted a statement outlining the ways in which the proposed building uses sustainable materials and construction practices to minimise the environmental impact of the building and the amount of waste generated. Comments from the waste policy group have prompted the imposition of a condition requiring the submission of further details regarding waste minimisation, on site re-cycling and the use of recycled aggregates in the development.

8. Conclusion

8.1 For the reasons given above the proposed development is in accordance with the identified policies of the development plan and is acceptable subject to conditions.

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 the date of this consent.

Reason: To comply with section 92 of the 1990 Planning Act.

2. Only the external finishing materials shown in the approved drawings shall be used in this development unless suitable alternatives have first been approved in writing by the Director of Transport and Environment. Thereafter only the approved materials shall be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development hereby approved and to comply with policy DG1 of the Hastings Local Plan Deposit Draft (October 1999).

3. No development shall take place until there has been submitted to and approved in writing by the County Planning Authority a scheme of landscaping, which shall include the location and details of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection while development is being carried out and shall include the following matters:-

- a) Implementation programme

Soft Landscaping

- b) Trees, shrubs, hedges or other planting indicating the position of trunks or stems, the spread (shown to scale) and the species;
- c) Written specifications (including cultivation and other operations associates with plant and grass establishment)
- d) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

Hard Landscaping

- e) footways, steps, slopes, grassed and paved areas;
- f) earthworks, embankments, walls and bunds.

Reason: To ensure the adequate protection of trees on the site and a satisfactory appearance to the development hereby approved and to comply with policy DG1 of the Hastings Local Plan Deposit Draft (October 1999).

4. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Director of Transport and Environment gives prior written consent to any variation.

Reason: To ensure the adequate protection of trees on the site and a satisfactory appearance to the development hereby approved and to comply with policy DG1 of the Hastings Local Plan Deposit Draft (October 1999).

5. 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 minimization, 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:

- i. The development maximises the re-use of existing buildings and new buildings are designed and constructed so as to maximise the life span of the development; and
- ii. The development incorporates construction practices that minimise the use of raw materials and maximise the use of secondary aggregates and recycled materials where practicable; and
- iii. Waste material generated by the proposal is minimised and re-used or recycled where appropriate on site (for example in landscaping proposals) or removed from the site to facilities which can re-use or recycle the materials; and
- iv. Where appropriate, 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).

6. The concrete steps attached to the west elevation of the main school building and located to the east of the development hereby approved shall be removed and the area hard paved or hard surfaced no later than the date 6 months following the first use of the development hereby approved. These works shall be carried out to the written satisfaction of the Director of Transport and Environment.

Reason: To ensure adequate access around the building for pedestrians and to comply with policies EN1 of the East Sussex Brighton & Hove Structure Plan 1991-2011 and DG1 of the Hastings Local Plan Deposit Draft (October 1999).

BOB WILKINS
Director of Transport and Environment
26 September 2002
POLICY: Delegated-HS2123CC

Contact Officer: Luke Carter Tel. No. 01273 481833

BACKGROUND DOCUMENTS

East Sussex Brighton & Hove Structure Plan 1991-2011
Hastings Local Plan Deposit Draft (October 1999).