

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 29.03

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

..... [redacted] date 2nd September 2003

Report by	Director of Transport and Environment
Proposal	Retrospective retention of two single mobile classrooms and one double mobile classroom to east side of school buildings.
Site Address	St Paul's CE Primary School, Horntye Road, St Leonards-on-Sea.
Application No	HS/2250/CC
Applicant	Director of Education
Key Issues	i) Design and Siting. ii) Impact on Residential Amenity.

RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:

Under the powers delegated to me by the County Council 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.

St Paul's CE Primary School is situated in a mainly residential area of St Leonards-on-Sea in the borough of Hastings. It is located at the east end of Horntye Road, and the front elevation faces west. A footpath runs along the southern boundary of the site.

The main permanent school building has two storeys, red brick elevations and a flat roof.

Three mobile classrooms are located to the east of the school buildings and are obscured from view from the surrounding residential dwellings on Horntye Road by the existing school buildings. Immediately east of the mobile classrooms there is a mature hedge which runs across the entire site from north to south at a height of approximately 1.8 to 2 metres. The school's playing field is sited to the east of the hedge.

2. Proposal

The applicant seeks retrospective planning permission to retain the two mobile classroom units and one double mobile classroom unit for a further period of five years.

3. Site history

1981 – HS/139/CC/1 - Permission granted – Two temporary mobile classrooms and music room.

1985 – HS/139/CC/2 - Permission granted – Retention of two temporary mobile classrooms and music room.

1991 – HS/139/CC/3 – Permission granted - Retention of 2 no. temporary classrooms and 1 no. music room.

1999 – HS/139/CC/5 – Permission granted – Retention of three existing mobile classrooms.

4. Consultations and representations

Hastings Borough Council: Raise no objection subject to the application being approved for a temporary period of three years because of the poor condition of the buildings.

Neighbours: No objections received.

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

East Sussex and Brighton and Hove Structure Plan 1991/2011: Policy S1 (sustainability) and EN1 (environment).

Hastings Borough Local Plan, 1993: RP1 (development-form), RP3 (privacy) and RP6 (views).

Hastings Local Plan Revised Deposit Draft, December 2000: DG1 (development form).

6. Summary of Policy Issues

Policy EN1 of the East Sussex Brighton & Hove Structure Plan seeks to ensure that development sustains, conserves and where possible enhances the character, local diversity and quality of the landscape and the natural and built environment. Policy S1 seeks to ensure a sustainable approach to development.

Policy RP1 of the Hastings Borough Local Plan 1993, seeks to ensure that development does not have an unsatisfactory relationship to other properties. Policy RP3 seeks to ensure that development does not lead to an undue reduction in the degree of privacy of adjacent properties. Policy RP6 states that development must respect views of existing features of urban and natural form.

Relevant policies in the emerging Hastings Borough Plan Revised Deposit Draft 2000 include DG1 which seeks to ensure new development harmonises with and compliments the surrounding environment. As this emerging plan is at a relatively advanced stage, significant weight can be given to the consideration of the policies it contains.

7. Considerations

Design and Siting.

The mobile classrooms have green/brown timber clad walls, flat green/black high performance felt roofs and white timber framed windows on the single units and aluminium framed windows on the double unit. The mobile classrooms are basic, utilitarian and have no particular design merit. Notwithstanding this they are considered acceptable for a temporary period by reason of their innocuous appearance and that they are largely obscured from view from the surrounding residential properties.

The mobile buildings are situated to the east of the main permanent school building on land that would otherwise be a grassed area, although the remaining playing field is unaffected.

Effect on Visual Amenity.

Due to the location of the mobile classrooms, shielded from view from the residential area to the west of the site, they are considered to be acceptable in terms of their visual impact.

By virtue of the trees and hedge separating the mobiles from the playing field to the east, their visual impact is also considered acceptable from this direction.

Impact on Residential Amenity.

By virtue of the screening provided by the permanent school buildings, and the distance from the closest dwelling it is considered that the mobile classroom will not cause unacceptable detriment to the residential amenities enjoyed by the occupiers of the surrounding dwellings.

8. Conclusion

For the reasons set out in the considerations, the proposed development is considered to be in accordance with the policies in the East Sussex and Brighton and Hove Structure Plan and the adopted and emerging Hastings Local Plan. There are no material considerations which indicate consent should be refused. The temporary nature of the building dictates that the grant of consent should be for a limited period only.

9. Recommendation

For the reasons above it is recommended to grant consent for the retention of the mobile classrooms subject to the following condition:

1. The mobile units hereby permitted shall permanently be removed from the site no later than three years from this date of consent.

Reason: In the interests of visual amenity and to secure the removal of this temporary structure and to comply with policies S1 and EN1 of the East Sussex and Brighton and Hove Structure Plan, RP1, RP3 and RP6 of the Hastings Borough Local Plan and DG1 of the Hastings Local Plan Revised Deposit Draft.

INFORMATIVE.

It is unlikely that further retention of the of the temporary mobile classroom units will be granted planning permission following the expiry of this consent unless evidence is provided of a firm commitment to replace the temporary buildings with permanent accommodation.

BOB WILKINS
Director of Transport and Environment
22 August 2003
Policy: Delegated-HS2250CC

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BACKGROUND DOCUMENTS

HS/2235/CC
HS/139/CC/5