

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 18.7.05

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

..... [redacted] date 15th July 2005

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

Proposal: **Removal of three no. temporary classroom buildings on east boundary. Erection of a new 2-storey block to form 4 no. classrooms.**

Site Address: **St Paul's C of E Primary School, Horntye Road, St Leonards on Sea**

Application No: **HS/2421/CC**

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

Key Issues: **1. Need
2. Design and siting
3. Waste Minimisation**

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

The school lies in the Bohemia district of Hastings less than 1 kilometre north of the town centre. It is approached via Horntye Road to the west which is characterised by three storey Victorian terraced houses and flat conversions. The school is more modern comprising one and two storey buildings originally dating from the 1960's but extended since, with temporary classrooms to the east and most recently with a substantial hall at its northern end.

The land immediately east of the school buildings comprises its playing field and beyond that are allotments and a 'greenway' running north - south behind Amherst Gardens, a low density residential area of detached villas dating from the 1950's.

The north of the school is bounded by Amherst Road, a main road linking eastern with northern Hastings and, in the vicinity of the school, lined with 1950's semi detached houses as well as a walled reservoir.

The southern boundary of the school and playing fields is shared with another part of the 'greenway' network known as Briscoe's Walk beyond which lies Horntye Park cricket and

racquets club. At the junction of the 'greenways' south east of the school is a substantial telecommunications tower which dominates the surrounding area.

Thus the school lies at a transitional point in the urban grain between the dense Victorian development in Horntye Road from where the school cannot be seen other than at close quarters. In contrast the school is widely open to views from the north, east and south but has few close residential neighbours.

2. The Proposal

This is to extend the existing two storey part of the school on its east side with a further two storey extension to provide four permanent classrooms. Two existing single and a double temporary classroom will be removed and so there will be no change to the school roll.

The proposal will be approximately square in plan with brick faced elevations to match existing under a flat roof hidden behind a parapet. Powder coated aluminium framed curtain walling is proposed on the north and south elevations of the extension with four window openings 'punched' in to the east elevation again with coated aluminium frames. The extension will retain an entrance from this part of the existing school to the playground.

3. Site History

1975 – No decision recorded – HS/139/CC. Proposed 2 no. temporary classrooms and music room

1981 – Granted – HS/139/CC/1. Two temporary classrooms and music room

1985 – Granted – HS/139/CC/2. Retention of two temporary classrooms and music room

1991 – Granted – HS/139/CC/3. Retention of two temporary classrooms and music room

1993 – Granted – HS/1464/CC. New medical room and revision/improvement to main entrance

1996 – Granted – HS/139/CC/4. Retention of three existing mobile classrooms

1998 – Granted – HS/1915/CC. Two storey extension comprising 3 no. classrooms and library, single storey extension comprising classroom and toilets with extension to class and existing hall, 5 no. new car parking spaces, landscaping and new vehicular access.

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

2001 – Granted – HS/2063/CC. Provision of new music and performing arts, rehearsal and performance centre, two practise rooms and ancillary accommodation for school and community use and alteration of existing access; formation of new pedestrian access and provision of parking for 18 cars.

2002 – Granted – HS/2097/CC. Alterations and extension to form 2 no. classrooms and toilets and extension to 'grasscrete' road to enable contractors access

2003 – Granted – HS/2197/CC. Extension and internal alterations to school administrative offices

2003 – Granted – HS/2235/CC. Retrospective retention of 2 no. single mobile buildings to east side of school buildings

2003 – Granted – HS/2250/CC. Retrospective retention of 2 no. single and 1 no. double mobile buildings

4. Consultations and Representations

Hastings Borough Council: raise no objection

Police Design Adviser: replacement of old temporary buildings with a permanent extension will offer a more crime resistant design.

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)

Hastings Local Plan 2004:

Policy DG1 (development form)

East Sussex and Brighton & Hove Waste Local Plan Second Deposit April 2002:

Policy WLP11 (construction industry waste)

6. Considerations

Need

The site history shows that the school has had temporary accommodation in one form or another since 1975. The existing temporary classrooms are not in a good state of repair and do not even match each other in colour or design let alone the permanent school buildings. Whilst they are not widely visible despite the open views of the school from the east their replacement with permanent accommodation is welcomed in principle.

Design and siting

Policies S1 and EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 set out exhaustive criteria that proposals should be tested against in order to secure long term environmentally sustainable development in a way that conserves the character of an area.

Policy DG1 of the Hasting Local Plan 2004 addresses the form of a particular development in terms of its appearance and impact on highways and neighbours and landscape as well as its safety and security.

As this part of the school is so far from neighbouring residents and is also clearly visible over a wide area the main issue is considered to be the design and appearance of the proposal and its impact on the existing school and its wider setting.

The bulk of the proposal is considered appropriate being neither overly large nor, conversely, too small. The design and appearance of this part of the existing school is typical of municipal architecture of its era and is, perhaps, not something to be slavishly copied. The proposal manages to combine references to the existing building in its arrangement of window to wall with a contemporary style considered to be acceptable, secure and 'of the current era'.

Consequently the proposal complies with relevant development plan policies aimed at ensuring proposals are appropriate for their surroundings.

Waste Minimisation

Policy W10 in the East Sussex Brighton & Hove Structure Plan 1991 – 2011 encourages a reduction in the amount of construction industry waste by minimising initial use of raw materials, demolition and generation of waste and maximising re-use of existing buildings and waste recycling, if possible on site. Policy WLP11 in the East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002) also seeks to minimise use of raw materials as well as encouraging re-use and recycling during the construction process. The Waste Minimisation Statement submitted in support of the application states that in view of the estimated age of the existing temporary buildings (about 30 years) it is unlikely any materials will be suitable for recycling and instead these will be disposed of at an 'appropriate disposal unit'.

Materials, such as metal windows and doors, removed from the existing building to be extended will be disposed of and arisings from excavation will be reused on site as either hardcore or part of landscaping around the new extension. Materials used during construction will be stored on site for recycling or disposed of.

The extension itself is designed for a life expectancy of at least 40 years and with minimum maintenance in mind.

The Waste Policy Team has no comment to make on this, therefore the Statement is considered to comply with relevant planning policies.

7. Conclusion and reasons for approval

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.

The proposal is acceptable in its bulk, appearance, security and minimisation of construction waste and therefore complies with Policies S1 and EN1 and W10 of East Sussex and Brighton & Hove Structure Plan 1991-2011, with WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2002 and with Policy DG1 of the Hastings Local Plan 2004.

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. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Director of Transport and Environment. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the building in the area and to accord with policies EN1 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and DG1 of the Hasting Local Plan 2004.

3. The erection of fencing in a form and position to be agreed in writing with the Director of Transport and Environment for the protection of trees within the vicinity of the extension works shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be retained until the development is completed and all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor any fires lit, and the ground levels within those areas shall not be altered, nor shall any excavation be made, or operations carried out without the prior written consent of the Director of Transport and Environment.

Reason: To protect the existing trees in the vicinity of the extension from damage during development in accordance with policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

4. Prior to occupation of the development for education purposes there shall be submitted to and approved in writing by the Director of Transport and Environment 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 details of maintenance for a period of five years following first planting (The Management Plan) and shall include the following matters where relevant:

Soft Landscaping

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

Hard Landscaping

- (d) footways, steps, slopes, grassed and paved areas;

All works shall be carried out in accordance with the approved scheme and to an agreed timetable following occupation of approved development.

The landscaped areas shall be maintained thereafter in accordance with the approved Management Plan.

Reason: To enhance the appearance of the development in accordance with policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and policy DG1(c) of the Hasting Local Plan 2004.

5. The development shall be constructed in accordance with the Waste Minimisation Statement dated 19th May 2005.

Reason: To comply with policies W10 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2002.

BOB WILKINS
Director of Transport and Environment
18 July 2005

Contact Officer: David Vickers Tel.No. 01273 481629
Local Member: Councillor Daniel

BACKGROUND DOCUMENTS

Development Plan
Planning application file