

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... [REDACTED] ..... date 9.4.2003

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

..... [REDACTED] ..... date 9/4/03

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

Proposal: **Single storey extension at first floor level providing teaching and office accommodation**

Site Address: **Chailey School, Mill Lane, South Chailey**

Application No: **LW/2190/CC**

Applicant: **Director of Education**

Key Issues:            i)     **Siting and Design**  
                              ii)     **Waste minimisation**

---

### **RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:**

**Under the powers delegated to me by the 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**

Chailey School is situated south of Mill Lane in South Chailey, west of the A275 and north of Draper's Wood.

Residential dwellings are located to the north, west and east of the school but the surrounding area is predominantly agricultural fields and woodland.

The school buildings are situated on a site which is relatively level, but with a slight slope upwards towards the north. The playing field to the south of the school is at a lower level than the school and is relatively flat.

#### **2.     The Proposal**

It is proposed to erect an extension to the north of the existing central school building on the north elevation. The building would provide teaching and office accommodation at first floor level for staff and pupils at Chailey School. There will be no increase in staff or pupils numbers after the completion of the development.

The extension would be a flat roofed extension at first floor level, with a void below. The proposed materials would match those used in the existing school buildings.

### **3. Site History**

Granted – 2000 - LW/1966/CC : Refurbishment of and extension to existing sports hall and first floor extension over existing flat roof for new hall.

Granted – 1994 - LW/1501/CC : Proposed extension for science and food technology.

### **4. Consultations and Representations**

Lewes District Council Raise no objections to the proposed development.

Chailey Parish Council Support the proposed development.

Representations No representations received.

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

East Sussex Brighton & Hove Structure Plan 1991-2011: Policy S1 (sustainability); EN1 (the environment); W10 (construction industry waste).

East Sussex and Brighton & Hove Waste Local Plan, Second Deposit April 2002: WLP11 (waste minimisation).

Lewes District Local Plan Deposit Draft incorporating proposed modifications November 2000: ST1 (design, form and setting of development); ST4 (access for people with limited mobility); DT1 (planning boundary); CT1 (planning boundary and key countryside policy); CH1 (planning boundaries).

### **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 W10 from the Structure Plan and WLP11 from the Waste Local Plan seek to reduce waste arising from building projects and maximise reuse of existing buildings.

Policy ST1 of the Lewes Local Plan deposit draft requires development to have regard to the existing character of an area, respect the scale and height of adjacent buildings and the wider setting; and use materials of a quality appropriate to the local area. Policy ST4 requires suitable access to new development for people with disabilities and policy CT1 and DT1 ensures development is retained within the planning boundary.

### **7. Considerations**

#### Siting and Design

In accordance with policy CT1 development will be contained within the development boundary within the South Chailey inset map number 7a. The proposed extension will be situated on the central north elevation of Chailey School. The façade of the new building would be set back from the façade of the adjacent recently constructed classroom block and

it will be similar visually to the entrance on the other side of this classroom block. There will be no residents affected by the siting of the development as existing school buildings enclose the area to the east, south and west and there are buildings, parking and green space for more than 70 metres north of the proposed development up to Mill Lane.

The extension will be a flat roofed single storey first floor extension raised on columns. The style of fenestration and materials to be used in the extension would match those which are used in the existing school buildings.

It is considered that the development is acceptable in terms of siting and design.

#### Waste minimisation

A scheme of waste minimisation has not been submitted with this application. Therefore the standard waste minimisation condition will be attached to the permission.

### **8. Conclusion**

For the reasons set out in the considerations it is considered the development is in accordance with policies from the Structure Plan and Lewes District Local Plan and that planning permission should be granted for the proposed extension at Chailey School subject to the conditions set out in the recommendation.

### **9. Recommendation**

It is resolved to grant planning permission subject to the following conditions:-

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

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

2. The materials to be used in the construction of the external surfaces of the extension shall exactly match those used in the existing school building unless otherwise agreed in writing by the Director of Transport and Environment.

Reason: To enable the County Planning Authority to control the appearance of the development in detail in the interests of visual amenity and to comply with policy ST1 from the Lewes District Local Plan.

3. 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 minimisation, reuse and recycling of waste material generated during construction of the development hereby approved. The statement should include site specific and detailed information concerning the ways in which:

- a) Development maximises the reuse of existing buildings and new buildings are designed and constructed so as to maximise the lifespan of the development;
- b) The development incorporated construction practices that minimise the use of raw materials and maximise the use of secondary aggregates and recycled materials where practicable;

- d) Where appropriate, the development includes the provision of temporary facilities on or adjacent to the site during 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).

4. No lorries connected with the development shall enter or leave the site between the hours of 08.30 and 09.15 and 15.00 and 16.00 on Mondays to Fridays and at no time on Saturdays, Sundays, Bank or Public Holidays.

Reason: In the interests of the amenity of the locality, pupil and staff safety, comply with policy S1 from the Structure Plan.

BOB WILKINS  
Director of Transport and Environment  
09 April 2003  
Policy:

Contact Officer: Tessa McGilvary      Tel.No. 01273 481629

**BACKGROUND DOCUMENTS**

LW/2190/CC  
LW/1960/CC  
LW/1501/CC