

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 30 May 2003

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

..... [redacted] date 30/5/03

Report by	Director of Transport and Environment
Proposal	Retrospective permission for the retention of a mobile classroom building.
Site Address	Cuckmere House School, Eastbourne Road, Seaford.
Application No	LW/2207/CC
Applicant	Director of Education
Key Issues	Need. Design and Siting. Impact on Residential Amenities.

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.

1.1 Cuckmere House School is located in a residential area of Seaford, towards the eastern end of Eastbourne Road. The school is situated on the south side of Eastbourne Road, separated from the road by a wall containing two access gates.

1.2 The main school building is of traditional design with red brick walls and tiled roof. Some detached buildings of prefabricated construction supplement the main school building.

1.3 To the south of the site there is a cul-de-sac residential area that has limited view of the school, and the mobile classroom is largely screened from this direction.

2. Proposal

2.1 This is a retrospective application that proposes to retain a one-storey mobile classroom unit.

2.2 The unit is situated to the east of the site, set back from the road by a car park.

3. Site history

3.1 1999 - LW/1955/CC – Temporary Permission granted – Demolition of classrooms and installation of double mobile classroom. This permission expired on 31st December 2002.

4. Consultations and representations

4.1 Lewes District Council: Raise no objections to the proposed development.

4.2 Seaford Town Council: No representation received.

4.3 Residents: No representations received.

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

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

5.2 Waste Local Plan Second Deposit Draft, April 2002: No relevant policy issues.

5.3 Lewes Local Plan: Policy ST3 (design, form and the setting of development).

6. Summary of Policy Issues

6.1 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.

6.2 There are no relevant policies for this development in the Waste Local Plan.

6.3 The relevant policy in the Lewes District Plan is ST3, which seeks to maintain a pleasant and attractive environment throughout the district and respect of the amenities of adjoining properties.

7. Considerations

Need.

7.1 The classroom is required for a period of five years to assist with the need for adequate accommodation at this school.

Design and Siting.

7.2 The mobile classroom is of a standard design with a flat roof, white PVCu windows and green textured elevations.

7.3 While the building has no particular design merit, it is considered that it is acceptable in terms of its visual impact due to the mitigation of visual impact by the surroundings.

Impact on Residential Amenity.

7.4 The unit is largely screened from the adjacent properties to the east by a dense hedge. By virtue of the screening provided by the existing hedge the proposed retention of the mobile classroom would not cause unacceptable detriment to the surrounding dwellings.

8. Conclusion

8.1 For the reasons set out in the considerations, the proposed development is deemed to be in accordance with the policies in the Structure Plan and Lewes Local Plan. It is also considered that the retention of this mobile classroom would not give rise to unacceptable impact on the locality during the period of the temporary consent.

9. Recommendation

9.1 For the reasons above it is considered appropriate to grant consent for the retention of the temporary mobile classroom subject to the following condition:

1. The mobile unit hereby approved shall be permanently removed from the site no later than five years from this date of consent.

Reason: In the interests of visual amenity and to secure the removal of this temporary structure.

BOB WILKINS
Director of Transport and Environment
28 May 2003
Policy: Delegated-LW2207CC

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BACKGROUND DOCUMENTS
LW/1955/CC