

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [REDACTED] date 28.7.03

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

..... [REDACTED] date 28/7/03

Report by	Director of Transport and Environment
Proposal	Installation of double mobile classroom on to grassed area adjacent to sports hall.
Site Address	Chailey School, Mill Lane, South Chailey.
Application No	LW/2224/CC
Applicant	Director of Education
Key Issues	i) Design and Siting. ii) Impact on Residential Amenity. iii) Provision of Recreation Space. iv) Waste Minimisation.

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.

Chailey School is located in a residential area to the west of South Chailey in the District of Lewes. The school is to the south of Mill Lane and the site is adjoined by residential property on the east side.

The main permanent school buildings have two-storeys with brick elevations and tiled, pitched roofs.

The proposed mobile classroom is to be situated to the east of the site, adjacent to the school sports hall and next to a covered shelter.

2. Proposal

This is an application for the installation of a double mobile classroom on to a grassed area adjacent to the school sports hall.

3. Site history

1993 – LW/1501/CC – Permission granted – Extension for science and food technology.

1998 – LW/1821/CC – Temporary permission granted – Provision of a new single mobile classroom unit.

1999 – LW/1932/CC – Temporary permission granted - Installation of double temporary classroom unit for five years.

2000 – LW/2008/CC – Permission granted – Erection of two-storey extension to existing school.

2003 – LW/2190/CC – Permission granted – Single storey extension at first floor level.

4. Consultations and representations

Lewes District Council: Has no objection to the proposed development at Chailey School and request that a condition be attached to the grant of consent limiting the permission to a maximum of five years.

Chailey Parish Council: Support the proposal and question if there is a need to review parking facilities.

Residents: No representations received.

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

East Sussex and Brighton and Hove Structure Plan 1991-2011: Policy S1 (environment), EN1 (sustainability) and W10 (construction waste).

Waste Local Plan Second Deposit Draft, April 2002: Policy WLP11 (Reduction, re-use and recycle of waste materials during new developments).

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

6. Summary of Policy Issues

Policy EN1 of the East Sussex and Brighton and 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 seeks to reduce the waste arising from building projects.

Policy WLP11 seeks to ensure that all development proposals shall have regard to the need to minimise, re-use and recycle waste generated during the demolition and/or construction phase.

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

Design and Siting.

The proposed mobile classroom will have green, textured finish elevations; a grey/green bituminous felt roof and white PVCu window frames. Such mobile classrooms are basic, utilitarian and have no particular design merit.

The proposed building is to be situated to the east of the site and is largely surrounded by existing school buildings, and is therefore largely obscured from view from nearby public viewpoints. The unit would be visible from residential properties to the east where they would be seen against school buildings.

While the building has poor design, by virtue of its location it is considered to be acceptable in terms of its visual impact.

Impact on Residential Amenity.

By virtue of the residential properties being over 30m to the east on lower ground, the impact of the proposed mobile classroom on residential amenity will be minimised to an acceptable level.

Provision of Recreation Space.

The proposed temporary classroom is to be situated on a section of grassed play area that does not form part of a sports pitch. As the proposal results in the temporary loss of an informal grassed area and because it is considered that there is sufficient provision of alternative play areas elsewhere on the site, this loss is considered acceptable.

Waste minimisation.

The developer has provided satisfactory details on proposals to minimise waste and maximise re-use, recovery and recycling.

8. Conclusion

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

9. Recommendation

For the reasons above it is considered appropriate to grant consent for the installation of a mobile classroom subject to the following condition:

1. The mobile unit hereby permitted shall permanently be 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-LW2224CC

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