

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... [redacted] ..... date 19/08/04

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

..... [redacted] ..... date 13/8/04

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

Proposal: **Erection of temporary accommodation building for two classrooms.**

Site Address: **South Malling C E Primary School, Church Lane, Lewes**

Application No: **LW/2327/CC**

Applicant: **Director of Education & Libraries**

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

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

**Under the powers delegated to me by the Council I resolve to grant planning permission subject to the conditions set out in the recommendation.**

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### **CONSIDERATION OF RELEVANT PLANNING MATTERS**

#### **1.     The Site and Surroundings**

South Malling Primary School is situated in a residential area to the north of Lewes. The A27 Malling Hill runs parallel with the eastern boundary of the school site, and Church Lane runs parallel with the northern boundary of the school site. Residential properties abut the west and southern boundaries.

The main school building is situated to the south east of the school site, with a playground situated to the north of this building. A double mobile classroom is situated on the far south eastern edge of the school playing field which is located to the west of the school site, and the car park runs parallel to the vehicular and main pedestrian entrance which is accessed from Church Lane. An additional pedestrian access is situated to the far south east of the boundary of the school site along Malling Hill.

The school is situated on a steep slope with the playing field on a lower level than the main school building. The site slopes steeply downwards from the north east to the south west.

#### **2.     The Proposal**

It is proposed to remove an existing double mobile classroom from its current location on the far south east of the school playing field, and provide a new double mobile classroom

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unit on the hard surfaced play area to the north east of the main school building. The applicant has not indicated the required duration of the temporary classroom.

### **3. Site History**

Granted – 1995 - LW/321/CC/4. Retention of existing double mobile classroom unit.

Granted – 1989 – LW/321/CC/3. Retention of existing double mobile classroom unit.

Granted – 1986 – LW/321/CC/2. Retention of existing double mobile classroom unit.

Granted – 1983 – LW/321/CC/1. Retention of existing double mobile classroom unit.

Granted – 1979 – LW/321/CC. Provision of double mobile classroom unit.

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

Councillor Mary McPherson Has no adverse comments to make on the application.

Lewes District Council Raise no objections to the proposed development subject to the permission restricting the classroom to a period of 3 years with an informative requiring the Education and Library Services to provide more permanent accommodation on the site if it is still required at the end of this period.

Lewes Town Council No representations received.

Neighbours No representations received.

### **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 (reduce, reuse, recycle)

Waste Local Plan Second Deposit Draft April 2002 : WLP11 (construction industry waste).

Lewes District Local Plan March 2003: ST3 (design, form and setting of development).

### **6. Considerations**

#### Siting and Design

Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to conserve and enhance the built environment and policy S1 requires the surrounding environment of the development to be considered.

Policy ST3 of the Lewes District Local Plan March 2003 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.

Although the site of the existing mobile classroom is preferred, the school have requested the location of the replacement classroom on the school's playground. The mobile classroom would be a prominent feature from within the school site as it would be on a much higher ground level than the existing school building. However, it would be well screened by dense vegetation and would not be visible from outside of the school site. It is not considered that there are any policy issues or material considerations which would warrant refusal of the

proposed relocation of the mobile classroom, and for these reasons the proposed development is considered to be acceptable in terms of siting.

The existing mobile classroom is in a poor condition and a replacement classroom is considered necessary. However, this double classroom unit, which provides accommodation for 30 pupils, was first granted planning permission in 1979, and it is therefore considered that permanent replacement accommodation should be sought. An informative has been attached to the permission which indicates that further future permission is unlikely to be granted unless substantial evidence is provided of a firm commitment to replace the temporary building with permanent accommodation.

#### Waste minimisation

Policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 encourages a reduction in the amount of construction waste in development, and policy WLP11 from the Waste Local Plan Second Deposit Draft April 2002 seeks to ensure that all development encourages the reduction, reuse and recycling of materials on site where possible.

A statement has been submitted with the application indicating that all spoil is to remain on the site, and that the existing mobile classroom is to be demolished as it cannot be reused. It is considered that this statement is acceptable in terms of waste minimisation.

No details have been received regarding how waste material generated from the demolition of the existing double mobile classroom would be treated. Therefore a condition has been attached to the permission which ensures that a satisfactory scheme for the demolition of the existing double mobile classroom unit is submitted for approval to the Director of Transport and Environment, and approved prior to the occupation of the new double unit.

### **7. Conclusion and reasons for approval**

The proposed development is considered to be acceptable in terms of siting, design and waste minimisation, subject to conditions. It is therefore considered to be in accordance with East Sussex and Brighton & Hove Structure Plan 1991- 2011 policies S1, EN1 and W10, East Sussex and Brighton & Hove Waste Local Plan Second Deposit: April 2002 WLP11, and Lewes District Local Plan March 2003 policy ST3.

There are no material considerations which indicate a refusal. Therefore, in accordance with Section 54a of the Town and Country Planning Act, the proposal is recommended to be granted planning permission subject to conditions.

### **8. Recommendation**

It is recommended to grant planning permission for LW/2305/CC subject to the following conditions:

1. The development hereby permitted shall be removed, and the land restored to its former condition, within three years from the date of consent.

Reason: To enable the County Planning Authority to control and regulate the development, and to comply with policies S1 and EN1 of the East Sussex and Brighton & Hove Structure Plan 2001-2011 and policy ST3 of the Lewes District Local Plan March 2003.

2. The existing double mobile classroom unit shall be removed upon occupation of the double mobile classroom unit hereby approved, unless otherwise agreed to in writing by the Director of Transport and Environment.

Reason: To enable the County Planning Authority to control and regulate the development and to comply with policies S1 and EN1 of the East Sussex and Brighton & Hove Structure Plan 2001-2011 and policy ST3 of the Lewes District Local Plan March 2003.

3. The development hereby approved shall not be occupied until a statement of waste minimisation for the existing double mobile classroom unit has been submitted to, and approved in writing, by the Director of Transport and Environment. The statement shall include details of the extent to which waste materials arising from demolition activities will be reused on site and demonstrating that maximum use is being made of these materials. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be disposed of for reuse, recycling, composting or other method in accordance with the best practicable environmental option. All waste materials from the demolition associated with the development shall be reused, recycled and dealt with in accordance with the approved strategy and method statement.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with policy W10 of the East Sussex and Brighton and Hove Structure Plan 1991-2011 and WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2004

## **INFORMATIVE**

It is considered unlikely that any further retention of this temporary building will be granted planning permission following the expiry of this consent unless substantial evidence is provided of a firm commitment to replace the temporary building with permanent accommodation.

Reason: The temporary mobile classroom has been on site since the 1979. It is considered that permanent accommodation must be provided if the need for additional accommodation continues beyond the period for this consent.

BOB WILKINS  
Director of Transport and Environment  
13 August 2004  
Policy:

Contact Officer: Tessa McGilvary Tel.No. 01273 481629  
Local Member: Councillor McPherson

## **BACKGROUND DOCUMENTS**

LW/2305/CC  
LW/321/CC/4  
LW/321/CC/3  
LW/321/CC/2  
LW/321/CC/1  
LW/321/CC

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