

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

...Alistair Robson... [redacted] date 28.6.05

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

...Peter Earl... [redacted] date 27th June 2005

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

Proposal: **The complete refurbishment of the ROSLA building to include a new front extension to house the access stairs, new timber cladding windows and doors and a new steel fire escape stairs.**

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

Application No: **LW/2400/CC**

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

Key Issues: **i. siting and design
ii. Cycling facilities
iii. waste disposal**

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

Chailey School is located on Mill Lane in the centre of South Chailey. It consists of one large block and a number of smaller blocks, including the Rosla block, which front onto Mill Lane. The Rosla block is a flat roofed two storey metal framed building which has been infilled with metal panels and hung with tiles on the first floor.

There are houses to the west, north west and north east of the site some distance from the school buildings. The school's bicycle sheds are situated close to the south east elevation of the building and separate it from the hard play area to the south.

2. The Proposal

The proposal is to refurbish the Rosla building and alter it internally. The building is in need of repair externally and it is proposed to replace the hanging tiles with timber boarding. An additional fire stair is required and will be sited adjoining the existing fire stairs which will be relocated in the centre of the north east, roadside elevation. A brick two storey extension is proposed to house the stairs and lift, and a disabled access ramp will be constructed on the south east elevation, opposite, adjoining the hard play area. Part of the bicycle sheds are to

be removed to make room for the extension. Ten bicycle spaces will be provided within the remaining shed. Windows will be added on all elevations.

3. Site History

There is no relevant site history.

4. Consultations and Representations

Lewes District Council: no objection

Chailey Parish Council: is happy to support the work and believes it will improve the facilities as well as general appearance.

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

East Sussex Brighton & Hove Structure Plan 1991-2011 : Policies S1(sustainability) TR5 (cycling)

Lewes District Local Plan 2003 Policies ST3 (Design Form and setting of Development), RE10 (Community Infrastructure) T7 (Cycling)

East Sussex and Brighton & Hove Waste Local Plan Second Deposit April 2002 Policy W11 (Construction waste)

6. Considerations

Siting and design

The building which is the subject of this application lies within the built up area of South Chailey within a school site where there is a variety of building types and materials. The refurbishment of the building is welcomed. Other buildings are brick built and the introduction of a brick stair well is supported subject to a suitable match. Timber panels are already present on the south east elevation and the extension of these around the building does not raise any design issues. The repainting of the lower panels will be an improvement. The proposed development therefore complies with Policy S1 of the Structure Plan which seeks to ensure new development minimises the impact on the environment. It complies with Policy ST3 of the Local Plan which requires development to respect the overall scale and materials of existing development and Policy RE10 of the Lewes Local Plan which supports the development of schools provided there is no harm to the area.

Cycling facilities

The proposal will result in the loss of a large bicycle shed which accommodates approximately 30 spaces. Whilst this facility appears to be largely unused to comply with Policy TR5 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy T7 of the Lewes District Local Plan Adopted March 2003 these should be replaced. To comply with the standards in the County Councils Parking Standards at Development there should be 42 covered secure bicycle spaces at this school, It is recognized that there are particular circumstances at this school because of its large rural catchment area, the high percentage of students that are bused to the campus and the unsuitability of some of the local road network for cycling. On this basis I consider that 10 long term spaces should be provided for this site and I propose a condition regarding the design of these spaces.

Waste disposal

A waste minimization statement has been submitted with the planning application which proposes to reuse the existing clay hang tiles, timber cladding and bricks. Materials not considered re usable will be disposed of. I consider this complies with policy WLP 11 of the Waste Local Plan which seeks to minimise construction wastes.

7. Conclusion and reasons for approval

In accordance with Section 54A Town and Country Planning Act 1990 the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise.

I consider this application accords with Policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and RE10 & ST3 of the Lewes District Local Plan Adopted March 2003 in terms of its siting, design, and use of materials. With the provision of 10 long term cycle spaces the proposal complies with Policy TR5 of the Structure Plan and Policy T7 of the Local Plan. In terms of waste minimisation the proposal complies with Policy WLP11 of East Sussex and Brighton & Hove Waste Local Plan Second Deposit April 2002.

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 subject to the following 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 of the Town & 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 and extension hereby permitted have been made available on site and approved in writing by the Director of Transport and Environment. Development shall be carried out in accordance with the approved materials.

Reason: In the interests of the amenity of adjoining properties and to comply with Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011

3. No work shall take place and vehicles associated with these works shall not enter or leave the site other than between the hours of 08.00 and 18.00 on Mondays to Fridays and not at any time on Saturdays, Sundays Bank and Public holidays unless with the written approval of the Director of Transport and Environment.

Reason: In the interests of the amenity of adjoining properties and to comply with Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011

4. No reoccupation of the refurbished development shall take place on site until details of the provision of 10 long term covered cycle spaces is approved in writing by the Director of Transport and Environment and has been implemented and completed in full accordance with the approved details.

Reason: In order that the development can comply with Policy TR5 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy T7 of the Lewes District Local Plan Adopted March 2003

BOB WILKINS

Director of Transport and Environment

27 June 2005

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Counsellor: Cllr Mrs Meg Stroude

BACKGROUND DOCUMENTS

LW/2400/CC

East Sussex and Brighton & Hove Structure Plan 1991-2011

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

Lewes District Local Plan Adopted March 2003

Parking Standards at development February 2002