

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... date 11.7.05

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

..... date 11th July 05

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

Proposal: **Single storey extension to west elevation. Extension of existing hard court playground to south east of school building.**

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

Application No: **LW/2417/CC**

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

Key Issues:

- 1. Siting & Design**
- 2. Loss of playing fields**
- 3. Waste Minimisation**

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 a large secondary school with approximately 800 pupils which is located on the south side of Mill Lane on the western edge of South Chailey. It consists of one large block and a number of smaller blocks set behind a coach and car parking area. To the rear (south) of the school are the playing fields and the existing fenced hard play area to be extended beyond which are a dense band of trees.

There are houses opposite the school to the north as well as along the east (Mill Brooks) and west (The Martlets) boundaries of the school although generally to all but the east is open countryside.

A combination of the low density housing and open countryside give the whole area a semi-rural feel despite the size of the school.

2. The Proposal

This is in two separate parts;

1. The first part is an extension to the school building on its west side towards the rear of the school. This comprises a single storey extension to the special educational needs (SEN) facility. The extension will be 3 metres wide, 13 metres long and be faced in brick to match the existing under a flat felt roof. Windows will be white UPVC framing double glazing.

2. The second part is a doubling in area of the existing fenced hard play area to the south east of the school. This is currently 33 metres x 36 metres and the proposal is to extend this southwards onto the existing grassed area making it 33 metres x 68 metres the whole to be enclosed with 3 metre high mesh fencing as existing.

3. Relevant Site History

1991 – LW/1312/CC - Erection of ball stop fencing 29.2 metres long and 4 metres high

1997 – Granted – LW/1821/CC -- New all weather pitch with floodlighting

1997 – Granted – LW/1848/CC – Six lane artificial bowls rink with changing rooms

2002 – Granted – LW/2105/CC - New all weather pitch with floodlighting (renewal)

4. Consultations and Representations

Lewes District Council: no observations

Chailey Parish Council: happy to support the works which it believes will improve facilities as well as appearance

Sport England: no objection provided proposal does not affect existing sports pitches nor reduce potential for total number of pitches that could be accommodated.

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

East Sussex and Brighton & Hove Structure Plan 1991-2011 :

Policy S1 (sustainability), S5 (development boundaries), EN1 (environment), LT11 (sports facilities and activities), LT13 (loss of sporting facilities), W10 (waste minimisation)

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

Policy WLP11 (waste minimisation)

Lewes District Local Plan March 2003:

Policy ST3 (design, form and setting of development), ST13 (noise and development), RE2 (existing recreational open space), CT1 (planning boundaries)

6. Considerations

Siting & Design

Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 sets out a broad range of exhaustive criteria that all development is expected to satisfy. Policy S5 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 states that in order to conserve the countryside, development boundaries of settlements will be defined in Local Plans. This is carried through in Policy CT1 of the Lewes District Local Plan March 2003 which defines the boundaries and proscribes that development will be contained within those boundaries other than for certain exceptions. Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 requires development to conserve and, where possible, enhance the landscape and natural and built environment. Policy ST13 of the Lewes District Local Plan March 2003 seeks to avoid development which would result in people, animals or sensitive areas being exposed to unreasonable levels of noise.

The planning boundary defined in the Lewes District Local Plan March 2003 includes the school and the existing hard play area the boundary having been drawn around the southern and western edges of the existing hard play area. Policy CT1 of the Lewes District Local Plan March 2003 therefore 'bites' as the proposed additional hard play area is outside the defined planning boundary. In this case it is considered that the enlarged area falls within exception CT1(d) as minor development essential to meet the needs of a community service since it will provide alternative facilities for outdoor formal or informal play when grassed areas of the school are unusable due to adverse weather conditions.

It is considered entirely appropriate to expand the play area within the confines of the school grounds notwithstanding the greater part of the playing fields are outside the planning boundary. At 28 metres from the east boundary the closest housing in Mill Brooks will not be adversely affected by the enlarged play area in terms of its visual impact or by the potential for increased noise arising from its more intensive use.

Turning to the SEN extension this is designed to complement the main building in its appearance including materials and design. It will not project forward of the existing line of building on this side of the school and will not therefore be seen from public areas in Mill Lane. It is of a scale that is appropriate for the existing school and at over 30 metres from the west boundary with The Martlets is of sufficient distance to avoid adverse affect on neighbouring residents living there.

Consequently the enlarged play area and SEN extension are considered to satisfy the aims of policies S5, S1 and EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and policies CT1, ST3 and ST13 of the Lewes District Local Plan March 2003.

Loss of playing fields

Policy LT11 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 encourages new sports facilities and this is complemented by policy LT13 which seeks to protect existing sports facilities including playing fields. This protection is also reflected in Policy RE2 of the Lewes District Local Plan March 2003.

Whilst there is loss of grassed area this is potential playing field as the area 'lost' is not of sufficient size in its own right to form a marked out pitch. The existing marked pitches are not affected by the enlarged play area and furthermore it offers a more useful alternative simply because of its greater size. For these reasons it is not considered the enlarged play area conflicts with policies LT13 of the Structure Plan or policy RE2 of the Local Plan and it is, of course, supported by policy LT11.

Waste Minimisation

Policy W10 in the East Sussex Brighton & Hove Structure Plan 1991 – 2011 encourages a reduction in the amount of construction industry waste by minimising initial use of raw materials, demolition and generation of waste and maximising re-use of existing buildings and waste recycling, if possible on site. Policy WLP11 in the East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002) also seeks to minimise use of raw materials as well as encouraging re-use and recycling during the construction process. The Waste Minimisation Statement submitted in support of the application states as a basic principle that any waste arising will be either recycled or disposed of in an environmentally friendly manner. The existing chain link fencing enclosing the play area is considered obsolete as are the metal framed windows currently fitted in that part of the school to be extended. These will be recycled or disposed of appropriately. All timber will be reclaimed and stored for re-use and any unusable spoil from excavations will be redistributed around the school. Bricks will be cleaned and where possible crushed for hardcore.

The Waste Team have no comment to make and therefore the Statement is considered to satisfy policies W10 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2002.

7. Conclusion and reasons for approval

In accordance with Section 54A Town and Country Planning Act 1990 and Section 38 of the Planning and Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise.

The extended hard play area and single storey SEN extension are appropriate in scale, use and appearance and will not harm the character of the area, the amenities of adjoining residents or recreational provision in the area. Therefore the proposal complies with Policies S1 (sustainability), S5 (development boundaries), EN1 (environment), LT11 (sports facilities and activities), LT13 (loss of sporting facilities) and W10 (waste minimisation) of the East Sussex and Brighton & Hove Structure Plan 1991-2011, with policy WLP11 (waste minimisation) of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2002 and with Policies CT1 (planning boundaries), ST3 (design, form and setting of development), ST13 (noise and development) and RE2 (existing recreational open space) of the Lewes District Local Plan March 2003.

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** with 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 Town and 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 extension and enlarged play area hereby permitted have been submitted to and approved in writing by the Director of Transport and Environment. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and to accord with policies EN1 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and ST3 of the Lewes District Local Plan March 2003.

BOB WILKINS

Director of Transport and Environment
08 July 2005

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Local Member: Councillor Mrs Stroude

BACKGROUND DOCUMENTS

Development Plan
Planning application file