

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

date 28.7.05

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

date 28th July 05

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

Proposal: **Reposition existing double temporary classroom and site new double temporary classroom to north west.**

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

Application No: **LW/2432/CC**

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

Key Issues: **i. Siting and design
ii. Need
iii. 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 located on Mill Lane in the centre of South Chailey. It consists of one main block and a number of smaller blocks, including the Rosla block and the sports hall which front onto Mill Lane. A mobile classroom is situated behind the sports hall. A pitched roof open structure lies between the mobile classroom and the north eastern boundary to the site.

There are houses to the west, north-west and north-east of the site some 26m from the school buildings. The school's bicycle sheds are situated close to the south east elevation of the ROSLA building and separate it from the hard play area to the south.

2. The Proposal

This application is to reposition the existing mobile classroom 3 metres to the east to permit a double mobile classroom to be erected between it and the sports hall. The new mobile measures 8.2 by 16.8 metres and has a disabled access ramp.

The mobile will be painted dark green to match its neighbour.

3. Site History

LW/2224/CC Installation of double mobile classroom adjacent to Sports Hall, Approved for five years from 28th July 03.

4. Consultations and Representations

Lewes District Council No objection subject to restricted construction hours.

Chailey Parish Council No comment to date.

Local residents No comments received.

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

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

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

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 materials match those of the adjoining building. 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.

Need

An increased demand for places at this school has led to a temporary increase in the admission numbers to 189 for 2005/6. It would appear numbers will fall again in 2007 to 162. A development plan is being undertaken at the school to rationalise accommodation. Planning permission is therefore sought for a temporary permission for a double classroom for three years. The proposal accords with Policy RE10 of the local plan. The existing site is being utilised for additional accommodation and hence the proposal accords with policy S1 (e) & (q) of the Structure plan.

Waste minimisation

A waste minimisation statement has been submitted with the planning application which proposes to use any materials created by the formation of foundations or service provision. 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(e) (q) 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. 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 is 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. The buildings hereby permitted shall be removed and the land restored to its former condition of a hard surfaced area on or before the end of a period of 3 years from the date of this permission.

Reason: To ensure a proper development of the school site.

3. The following operations shall not take place on site other than between the hours of 08.00 to 18.00 on Monday to Friday inclusive:

- (a) the removal of waste
- (b) any deliveries to the site
- (c) construction activities

except with the prior written consent of the Director of Transport and Environment.

Reason: In the interests of the amenity of the local residents.

BOB WILKINS
Director of Transport and Environment
28 July 2005

Contact Officer: Clare Farrands Tel.No. 01273 482394
Councillor Mrs Stroude

BACKGROUND DOCUMENTS

LW/2432/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