

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... date 22 January 2003

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

..... date 21/1/03

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Report by	<b>Director of Transport and Environment</b>
Proposal	<b>Retention of a temporary single mobile unit.</b>
Site Address	<b>Northiam C.E. Primary School, Main Street, Northiam</b>
Application No	<b>RR/2161/CC</b>
Applicant	<b>Director of Education Services</b>
Key Issues	<b>Design and siting Impact on the conservation area</b>

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

**Under the powers delegated to me by the County Council, I resolve to approve the proposed subject to the reasons set out in the recommendation.**

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

#### **1. The site and surroundings**

1.1 Northiam Primary School is located at the southern edge of Northiam Village within the village conservation area. The school has the A28 running north to south along its eastern boundary with residential dwellings on the far side of the road. There is open country side to the south and west of the school with the village to the north.

1.2 The entire site and surroundings are within the High Weald Area of Outstanding Natural Beauty (AONB).

1.3 There are two mobile classrooms on the site, one which is the subject of this application and one for which there is no record of planning permission being granted.

#### **2. Proposal**

2.1 The applicant seeks planning permission for the retention of an existing single mobile classroom.

### **3. Site history**

3.1 1993 – Granted – RR/1445/CC. Provision of a single classroom unit. Temporary consent until 6 August 1995.

3.2 1997 – Granted – RR/1445/CC/1. Retention of a single classroom unit. Temporary consent until 31 March 2001.

### **4. Consultations and representations**

4.1 Rother District Council – No objections

4.2 Sport England – No objections

4.3 Neighbours – No objections

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

5.1 East Sussex Brighton & Hove Structure Plan 1991-2011 : Policy S1 (Sustainability) and EN1 (The Environment).

5.2 Rother District Local Plan Initial Deposit 2001 ; CBE1 (Development Boundaries), CBE10 and CBE11 (Development in Conservation Areas), PS1 (Educational Facilities)

### **6. Summary of Policy Issues**

6.1 Policy S1 of the East Sussex and Brighton and Hove Structure Plan 1991-2011 is concerned with General Development and seeks to ensure that development should take account of various criteria including; (b) minimising impact on the environment and (f) protecting and enhancing attractiveness and individual character of urban and rural environments. Policy EN1 (the environment) requires development to sustain, conserve and where possible enhance the local diversity and quality of the landscape and natural and built environments.

6.2 Policy CBE1 of the Rother Local Plan Initial Deposit is concerned with the development boundaries surrounding villages, this policy seeks to ensure that development takes place within existing village boundaries as identified on the proposals map. Policies CBE10 and CBE11 require development in conservation areas to preserve or enhance the character or appearance of the area and require the siting, design, scale and materials of buildings to be in keeping with the special character of a conservation area. Policy PS1 seeks to ensure that educational facilities are located within the development boundaries of villages and do not detract from the character of the area.

### **7. Considerations**

#### Design and siting

7.1 The existing mobile classroom to which this application relates is of a standard design and has green textured elevations with white upvc windows under a very shallow pitched roof. The design is considered to be fairly innocuous and is in keeping with the surrounding development including the adjacent mobile classroom building.

7.2 The building is sited so as to be largely obscured when viewed from the road and the dwellings to the east of the school. For this reason the siting of the building is considered to be acceptable

## Effect on the conservation area

7.3 The retention of the mobile classroom would not be detrimental to the character or appearance of the conservation area by virtue of the siting and design of the building.

## **8. Conclusion**

8.1 For the reasons above the proposal the retention of this mobile classroom is considered to be in accordance with the policies identified above. However East Sussex County Council Guidance notes on temporary classrooms dictates that five years is the maximum period for which consent should be granted as it is a temporary building located in a conservation area.

## **9. Recommendation**

9.1 Grant Planning Permission Subject to the following condition:-

1. The mobile units hereby approved shall be removed from the site and the land restored to its former condition no later than 5 years from the date of this consent.

Reason: In the interests of visual amenity and to secure the removal of this temporary structure.

## **INFORMATIVE:**

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

Reason: The mobile classrooms that are the subject of this application have been on site since 1993 and it is considered that permanent accommodation should be provided if the need for additional accommodation continues beyond the period of this consent.

BOB WILKINS  
Director of Transport and Environment  
21 January 2003  
Policy: Delegated-RR2161CC

Contact Officer: Luke Carter

Tel. No. 01273 481833

## **BACKGROUND DOCUMENTS**

RR/1445/CC/1.