

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... date **14.7.2003**

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

..... date **14/7/03**

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

Proposal: **Change of external roof material to coated aluminium standing seam roofing system**

Site Address: **Battle and Langton School, Market Road, Battle**

Application No: **RR/2210/CC**

Applicant: **Director of Corporate Resources**

Key Issues:           i)     **Design and Appearance**  
                          ii)     **Effect on AONB and Conservation Area**  
                          iii)    **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 for the proposed development subject to the conditions set out in the recommendation.**

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

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

Battle and Langton Primary School is situated outside the development boundary in a mixed-use area of Battle to the south of the A2100. To the north, east and west are residential, retail and business uses, and to the south are fields and woodland. South-east of the school is Battle Abbey. Battle Abbey can be seen from the school and the battlefield is immediately east of the school's eastern boundary.

The main school building is situated to the north of the site, and two single and one double mobile classroom are located east of the school playground, which is south of the main school building. The school playing field is south of the school accommodation and a path runs parallel with the eastern school boundary.

The school is situated on a gently sloping site which is steepest to the north-west, sloping downwards to the south-east. The main school buildings are constructed in red brick with dark brown bricks providing horizontal soldier coursing at the centre of the elevations of the school building. Soldier coursing in the same dark brown brick borders the diamond-shaped windows, but not the rectangular shaped windows. All the windows have brown UPVC frames, and the existing roof tiles are red/brown in colour.

## **2. The Proposal**

It is proposed to change the external roof material to a colour coated (RAL 8025) aluminium standing seam roofing system on the southern elevation of the most northern school building at Battle and Langton School. The existing roof tiles at this school are red concrete.

## **3. Site History**

1994 – Granted - RR/1577/CC. Proposed alterations and single storey extension to enlarge one existing classroom, form four new classrooms and two activity areas and link corridor between new and existing buildings.

## **4. Consultations and Representations**

Rother District Council Raise no objections to the proposed development provided the material to be used is coated in a suitable colour to blend in with the surrounding environment and is non-reflective.

Battle Town Council Raise no objections to the proposed development.

Neighbours No representations received.

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

East Sussex Brighton & Hove Structure Plan 1991-2011 : Policy S1 ((sustainability); EN1 (the environment) ); W10 (waste minimisation).

Waste Local Plan Second Deposit Draft April 2002 : WLP11 (reduce, re-use, recycle).

Rother District Local Plan Initial Deposit January 2001 : Policy CNE1 (outside the development boundary); CNE2 (protection of the countryside); CNE3 (protection of the countryside); CNE5 (High Weald AONB); PS1 (new educational facilities); ST1 (all development in the district).

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

Policy EN1 of the East Sussex Brighton & Hove Structure Plan seeks to ensure that development sustains, conserves and where possible enhances the character, local diversity and quality of the landscape and the natural and built environment. Policy S1 seeks to ensure a sustainable approach to development and policy W10 encourages a reduction in the amount of construction waste in development.

Policy WLP11 from the Waste Local Plan seeks to ensure that all development encourages the reduction, reuse and recycling of materials on site where possible.

Policy CNE1 from the Rother Local Plan seeks to retain existing countryside uses outside of the development boundary during the period of the plan, although development is permitted where a countryside location for the development is necessary and a town/village location is unsuitable. Policy CNE3, CNE4, PS1 and ST1 expects development to conserve and enhance the countryside environment and ensures that it is not detrimental to the surrounding residential and rural amenities of the area. Policy CNE5 seeks to conserve and enhance the AONB, and any development conflicting with this aim will not be permitted.

## **7. Considerations**

### Design and Appearance

The proposed replacement roof covering material is a coated aluminium standing seam roofing system. A number of proposed colour coatings have been submitted to the Director of Transport and Environment for prior approval, and taken on site to be compared with the colour and effect of the existing roof tiles. A light brown coating has been decided as the preferred option (RAL 8025) from the Corus range.

Due to the location for the proposed roof replacement at Battle School, the style and finish of the colour coating for the roof was a sensitive consideration. However, a suitable colour coating was submitted and a condition is attached to the permission ensuring that this is used in the development.

It is considered that the proposed development is acceptable in terms of design and appearance.

### Effect on the AONB and Conservation Area

Battle and Langton Scholl is situated within an AONB, and is adjacent to a Conservation Area and Battle Abbey Historic Battelfield. The proposed materials to be used in the development are considered to be acceptable in terms of appearance and would not be detrimental to the visual amenities of the AONB, Conservation Area, Battle Abbey and the battlefield.

### Waste Minimisation

No information has been submitted with the application to identify what is to happen to the roof tiles which have been removed from the roof of the main school building. A condition has been attached to the permission which requires this information to be submitted.

## **8. Conclusion**

The proposed tile roof replacement with a standing seam aluminium colour coated roofing system is considered to be acceptable for the reasons set out in the considerations above. Planning application ref. RR/2210/CC is granted planning permission subject to the conditions set out in the recommendation.

## **9. Recommendation**

It is resolved to grant planning permission for planning application RR/2210/CC subject to the following condition:-

1. The development hereby permitted shall be begun before the expiration of 5 years from this date of consent.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The standing seam aluminium roofing system shall be coated in colour RAL 8025 from the Corus range, unless the prior written consent of the Director of Transport and Environment to any variation is given. Any other external features in the development will need to receive written consent from the Director of Transport and Environment in terms of colour coating.