

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 19.12.2003

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

..... [redacted] date 18th December 2003

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

Proposal: **Demolition of existing mobile unit, installation of new single mobile unit at same location.**

Site Address: **Battle and Langton CE Primary School, Market Road, Battle.**

Application No: **RR/2263/CC**

Applicant: **Education and Libraries Department.**

Key Issues: i) **Siting and design**
 ii) **Waste minimisation**

RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:

Under the powers delegated to me by the Council, 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

Battle and Langton Primary School is situated in the High Weald Area of Outstanding Natural Beauty (AONB) partly outside the town's development boundary, adjoining a mixed-use area of Battle, south of the A2100. To the north, east and west are residential, retail and business uses, and to the south are fields, which form part of an informal recreation and picnic area, and woodland. South-east of the school is Battle Abbey and the battlefield, which is a designated historic park.

Battle Conservation Area is south-east of the school, and there are public rights of way across the northern boundary of the school site and parallel with the school's eastern boundary. A ghyll is adjacent to the western and southern boundary.

The main school building is situated to the north of the site, and two single mobile classrooms and one double mobile classroom are located to the east of the school playground, which is south of the main school building. The school playing field is south of the school on a levelled terrace. The school is situated on a gently sloping site that 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 a horizontal soldier course at the centre of the elevations of the school building. Soldier

courses in the same dark brown brick border 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 demolish the single mobile classroom that is situated on the far north-eastern part of the school playground, and to install a new single mobile classroom unit in a similar location.

It is proposed to situate the classroom half a metre west of the location the existing classroom.

The single unit will be single storey and flat roofed, with a grey bitumous felt roof, white UPVC framed windows, and moorland green colour coated steel panels.

3. Site History

1984 – Granted – RR/750/CC - To build a new primary school for about 280 pupils to replace the existing school in Marley Lane, Battle.

1993 – Granted - RR/1235/CC/1. Retention of existing mobile classroom.

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.

1996 – Granted - RR/1521/CC/1. The retention of an existing single mobile classroom unit.

1998 – Granted - RR/1883/CC. Provision of a single mobile classroom unit.

1999 – Granted - RR/1923/CC. Proposed additional classroom.

1999 – Granted - RR/1944/CC. Provision of a single mobile classroom and relocation of one single mobile classroom.

2000 – Granted - RR/1977/CC. Removal of single classroom and installation of double mobile classroom.

2003 – Withdrawn - RR/2186/CC. Retrospective retention of two single mobile classroom buildings.

2003 – Granted – RR/2210/CC. Change of use of external roof material to coated aluminium standing seam roofing system.

2003 – Refused – RR/2226/CC. Demolition of existing single mobile unit at playground location; installation of new single mobile classroom adjacent to school field

4. Consultations and Representations

Rother District Council No representations received.

Battle Town Council Raise no objections to the proposed development.

Sport England Raise no objections to the proposed development.

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

East Sussex and Brighton & Hove Structure Plan 1991-2011 : Policy S1 (sustainability); EN1 (the environment); EN2 and EN3 (AONB); W10 (waste minimisation). EN23 (sites of historical interest and conservation areas).

Waste Local Plan Second Deposit Draft April 2002 : WLP11 (waste reduction).

Rother District Local Plan Initial Deposit January 2001 : Policy CNE3 (protection of the countryside); CNE4 (development in the countryside); CNE5 (protecting the High Weald AONB); CNE6 (protection of trees); CBE10 (protection of conservation areas); PS1 (new educational facilities); ST1 (development control criteria).

6. Summary of Policy Issues

Policy EN1 of the East Sussex and 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. Policies EN2 and EN3 seek to ensure development conserves and enhances the landscape quality of the AONB. 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 EN23 seeks to protect sites of historical importance, listed buildings and conservation areas from inappropriate change or development.

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

Policies CNE3, CNE4, and ST1 of the Rother Local Plan require development to conserve and enhance the countryside environment, and seek to ensure that development 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. Policy CBE19 seeks to protect the character and setting of historic parks. Policy CBE10 seeks to ensure that development proposals on land outside, but affecting a conservation area, are considered in relation to their effect on the character or appearance of the conservation area. Policy PS1 seeks to ensure that for new educational facilities existing trees on the school site are safeguarded as far as possible.

7. Considerations

Siting and Design

A new mobile classroom is proposed to replace an existing single mobile classroom in a similar location. The new mobile unit will have a fire escape located to the rear which will require the mobile classroom to be moved approximately half a metre west of the current location.

The mobile classroom is well screened by dense shrubs and trees to the east, and cannot be seen outside of the school grounds. The mobile classroom is screened from the Conservation Area to the south east of the school site, by dense vegetation which borders the south eastern of the school's top playground. The existing mobile classroom location is acceptable, and it is therefore considered that the proposed new classroom, in a similar location, will have an acceptable impact on visual amenity, and is also acceptable in terms of siting.

The existing mobile classroom is in a state of disrepair. The proposed replacement classroom is a new single mobile unit, which has been designed to optimise the life of the development. The mobile classroom is considered to be acceptable in terms of design.

Waste Minimisation

A statement of waste minimisation was submitted with the application. The developer has committed to minimise waste material generated from the development, and to reduce or reuse materials that are produced from the development.

There is unlikely to be any significant levels of waste generated as the proposed development is minor, and therefore the development is acceptable in terms of waste minimisation.

8. Conclusion

The proposed single mobile classroom unit would replace an existing single mobile classroom unit in a similar location, and is acceptable in terms of siting, design and waste minimisation. It is recommended that planning permission for the replacement single mobile classroom be granted subject to the conditions set out in the recommendation.

9. Recommendation

It is recommended to grant planning permission for planning application RR/2263/CC subject to the following conditions:-

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

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

2. The development hereby approved shall be removed, and the land restored to its former condition, within 5 years from the date of consent.

Reason: To enable the County Planning Authority to control and regulate the development.

BOB WILKINS
Director of Transport and Environment
18 December 2003
Policy:

Contact Officer: T McGilvary Tel.No. 01273 481629
Councillor Kathryn Field

BACKGROUND DOCUMENTS

RR/2263/CC; RR/2226/CC; RR/2210/CC; RR/2186/CC; RR/1977/CC; RR/1944/CC;
RR/1923/CC; RR/1883/CC; RR/1521/CC; RR/1577/CC; RR/1235/CC; RR/750/CC.