

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] ✓ date 5.4.2004

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

..... [redacted] date 5 April 2004

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

Proposal: **Extension to western side of building to increase size of staffroom**

Site Address: **Salehurst CE Primary, George Hill, Robertsbridge**

Application No: **RR/2282/CC**

Applicant: **Director of Education and Libraries**

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

Salehurst Primary School is situated to the east of a residential area of Robertsbridge. To the north and west of the school site are residential properties, to the south is Grove Farm, and to the east are John's Cross Road, fields and woodland.

Entrance to the school is via George Hill, to the west of the school. The car park is located to the west of the school site, and the main school building is centrally located. The playground wraps around the immediate east and south of the main school building and the playing fields are located to the east.

The main school building is single storey and constructed in red bricks with hipped, pitched grey slate roofs. The site slopes downwards from the north east to the south west.

2. The Proposal

It is proposed to extend the western side of the building to increase the size of the staffroom. The proposed extension would be approximately 2.5m in width by 3m in length and approximately 3m in height.

The development would be single storey and constructed in materials which would match the existing school building. The proposed bricks to be used would be red brick, the roof tiles would be grey slate and the window frames would be dark brown timber.

3. Site History

1999 – Granted - RR/1928/CC. Single classroom addition and new hard play area.

1996 – Granted – RR/1979/CC. New 350m sq. tarmac play area.

1996 – Granted – RR/1754/CC. Two classroom extensions, WC extension, & extended hard play area.

4. Consultations and Representations

Rother District Council Raise no objections to the proposed development.

Salehurst and Robertsbridge Parish Council No representations received.

Neighbours No representations received.

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); W10 (Construction Industry Waste).

East Sussex and Brighton & Hove Waste Local Plan Second Deposit, April 2002 : WLP11 (Waste Minimisation).

Rother District Local Plan Initial Deposit January 2001: PS1 (New Educational Facilities), ST1 (General Development Policy).

6. Considerations

Siting and Design

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.

Policy ST1 of the Rother District Local Plan Initial Deposit January 2001 is a general development policy requiring new development to be acceptable in terms of impact on the natural and built environments and satisfactory in terms of its design, scale, materials, siting. Policy PS1 seeks to ensure that educational facilities do not detract from the character of the area.

The proposed development would be situated discreetly on the northern elevation of the existing main school building. Existing dense tree screening along the school's north-western elevation would screen the proposed development from the north. There would be limited views of the proposed extension from the school entrance, and overall there would only be restricted views of the proposed development from any location. It is therefore considered that the proposed extension is acceptable in terms of siting.

The extension would be constructed in materials, and would be of a scale and nature, which would match the existing adjoining main school building. It is therefore considered that the proposed development would be acceptable in terms of design.

Waste minimisation

Policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan Second Deposit April 2002 seek to reduce the amount of construction waste arising from development.

No information has been provided with the application on how steps would be taken to minimise the inevitable construction waste, what would happen to the waste, or whether the development uses materials that would be recyclable or recoverable after their useful life. Therefore, a condition requiring a statement of waste minimisation to be submitted and approved before development is commenced has been attached to the recommendation to ensure that waste materials produced as part of the development would be dealt with in a sustainable manner. Subject to satisfactory details being received, waste minimisation is considered to be acceptable.

7. Conclusion and reasons for approval

The proposed development is considered to be acceptable in terms of siting, design and waste minimisation subject to conditions. The development is therefore considered to be in accordance with East Sussex and Brighton & Hove Structure Plan 1991-2011 policies EN1, S1 and W10, East Sussex and Brighton & Hove Waste Local Plan Second Deposit, April 2002 policy WLP11 and Rother District Local Plan policies PS1 and ST1. There are no material considerations which indicate that planning permission should be refused.

8. Recommendation

To grant Planning Permission 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. Written notification of the date on which development is begun shall be sent to the Director of Transport and Environment within 7 days of that date.

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

2. No development shall take place until there has been submitted to and approved in writing by the Director of Transport and Environment a scheme of minimization, re-use and recycling of waste material generated during the construction of the development hereby approved. This statement should include site specific and detailed information concerning the ways in which:
 - i. The development maximises the re-use of existing buildings and new buildings are designed and constructed so as to maximise the life span of the development
 - ii. The development incorporates construction practices that minimise the use of raw materials and maximise the use of secondary aggregates and recycled materials where practicable;
 - iii. Waste material generated by the proposal is minimised and re-used or recycled where appropriate on site (for example in landscaping proposals) or removed from the site to facilities which can re-use or recycle the materials; and

iv. Where appropriate, the development includes the provision of temporary facilities on or adjacent to the site during the demolition and/or construction phase to sort the waste produced in order to minimise the amount of waste that will need to be removed from the site for final treatment or disposal.

Reason: In the interests of encouraging a sustainable approach to construction waste and to comply with the East Sussex and Brighton & Hove Structure Plan 1991 – 2011 Policy W10 and policy WLP11 of the Second Deposit East Sussex and Brighton & Hove Waste Local Plan (April 2002).

3. The development hereby permitted shall be constructed in materials which match the existing adjoining school building, except with the prior written consent of the Director of Transport and Environment.

Reason: To ensure that the development integrates well into the surrounding environment and to comply with East Sussex and Brighton & Hove Structure Plan 1991 - 2011 policies S1, EN1 and Rother District Local Plan Initial Deposit policies PS1, ST1 and ST2.

BOB WILKINS
Director of Transport and Environment
07 April 2004
Policy:

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Councillor Barnes

BACKGROUND DOCUMENTS

RR/2282/CC
RR/1754/CC
RR/1928/CC
RR/1979/CC