

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

date

05/08/04

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

date

2/8/04

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

Proposal: **New double mobile classroom to the south of the existing school buildings.**

Site Address: **Claverham Community College, North Trade Road, Battle**

Application No: **RR/2312/CC**

Applicant: **Director of Education & Libraries**

Key Issues: i. **Design and siting**
 ii. **Loss of playing field**

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

Claverham Community College is situated on the western outskirts of Battle on the A 271. The site lies within the High Weald Area of Outstanding Natural Beauty. The school buildings are situated along the roadside and the playing fields lie to the south west of the site at a lower level. Houses abut the site to the north west and east. The school is sited within the boundaries of Battle whilst the school playing field lies within the countryside area of the AONB.

2. The Proposal

It is proposed to erect a new double 16.8m x 7.8m mobile classroom to the south of the existing south western block of the school. The building is to be located on sloping land between the school buildings and the playing fields. The floor level of the mobile will be the same as the existing school to allow level access and to provide storage space under the building. The building will be 4.2m high at its highest point.

The proposed building will be finished in Elliot green sheet metal with a wood stained base to the storage area.

3. Site History

Granted 02/07/1985 RR/232/CC/3 Retention of two mobile classroom units
Granted 29/01/1990 RR/1182/CC Location of double classroom unit
Granted 15/11/93 RR/232/CC/5 Retention of two temporary single classroom units
Granted 15/04/94 RR/26/CC/5 Retention of existing double mobile classroom unit.
Granted 15/02/1995 RR/1614/CC Retention of double mobile classroom unit.
Granted 19/02/1996 RR/1182/CC/1 Retention of double mobile classroom unit
Granted 23/03/2000 RR/1182/CC/2 Retention of double mobile classroom
Granted 23/03/2000 RR/26/CC/6 Retention of double prefabricated classroom unit

4. Consultations and Representations

Rother District Council: No objection

Battle Town Council: No comment received

Sport England : No objection

Neighbours : No letters of representation have been received.

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

East Sussex Brighton & Hove Structure Plan 1991-2011 : Policy S1 (Sustainability) and EN1(Sustain, conserve and enhance the environment) EN2 Area of Outstanding Natural Beauty

Rother District Local Plan Revised Deposit 2003; GD1 (General Development considerations), DS1 (Development strategy) CF1 (Community facilities)
PPG17 Planning for Open Space, Sport and Recreation July 2002

6. Considerations

Design and siting

Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 is concerned with General Development and seeks to ensure that development should take account of various criteria including; (b) minimizing the impact on the environment (q) making efficient and effective use of existing infrastructure and services (s) control over noise. Policy EN1 seeks to sustain, conserve and where possible enhance the environment. Policy EN2 aims to conserve and enhance the quality and character of the AONB through careful development.

Policy GD1 of the Rother District Local Plan Revised Deposit November 2003 is a general development policy requiring new development to meet certain criteria which include respecting and not detracting from the character and appearance of the locality, Policy DS1 set out principles for determining whether development is appropriate in a particular location which include making the best use of urban land and existing infrastructure,. Policy CF1 (v) for new and improved community facilities, requires the development to have no significant harm to the countryside setting.

It is considered the design of the building does not cause any environmental harm and is satisfactory in terms of siting, adjacent to the existing school buildings, design which is the standard for a school mobile classroom, scale which will allow it to be seen as physically part of the existing school and materials, the green colour reducing its visual impact, and thereby conforms with Policies S1 (b) and EN1 of East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy GD1 Rother District Local Plan Revised Deposit

January 2003. The school has a number of mobile classrooms on the site and it is considered this building will not detract from the character of the area and hence it complies with Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy CF1 of the Rother District Local Plan Revised Deposit November 2003.

The proposal uses land which is unsuitable for recreational use because of the gradient of the land and is linked to the existing school making the best use of the land and the existing infra structure in accordance with Policy DS1 of the Rother Local Plan Revised Deposit November 2003.

Loss of playing field

PPG17 recommends that development only be allowed where it can be shown that the land being lost is surplus to requirements

The area of the playing field to be occupied by the mobile classroom is not part of any pitch area. It is a sloping site which cannot be easily used for recreational purposes. The school has a large playing field and the loss of area is not significant. For these reasons it is considered that the loss of playing field space is justified for a temporary period in accordance with Policy DS1 of the Rother Local Plan Revised Deposit November 2003.

8. 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.

The proposal complies with Policy S1 and EN1 of East Sussex and Brighton & Hove Structure Plan 1991-2011, and with Policies GD1, DS1 and CF1 of the Rother District Local Plan Revised Deposit November 2003.

There are no other material considerations and the decision should be taken in accordance with the development plans.

9. 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.

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

2. The building and works hereby permitted shall be removed and the land restored to its former condition as a grassed school playing field on or before the end of a period of 5 years from the date of this permission.

Reason: In the interests of the visual amenity of the site and in compliance with Policy EN1 of East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policies DS1 and GD1 of Rother District Local Plan Revised Deposit November 2003

BOB WILKINS
Director of Transport and Environment
02 August 2004

Policy:

Contact Officer: Clare Farrands

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Local Member: Councillor Field

BACKGROUND DOCUMENTS

RR/2312/CC

East Sussex and Brighton & Hove Structure Plan 1991-2011

Rother District Local Plan Revised Deposit January 2003

PPG 17 Planning for Open Space, Sport and Recreation July 2002