

## DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] ..... date 23/07/04

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

..... [redacted] ..... date 22/7/04

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

Proposal: **Relocation of temporary classroom, ground works with associated hard standing, removal of 1 no tree, new toilet unit**

Site Address: **Sedlescombe CE School, Brede Lane, Sedlescombe**

Application No: **RR/2315/CC**

Applicant: **Director of Education and Libraries**

Key Issues:

- i) **Siting and design**
- ii) **Impact on listed buildings**
- iii) **Landscaping**
- iv) **Disabled access to the mobile classroom**
- v) **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**

Sedlescombe is a village located east of Whatlington in an Area of Outstanding Natural Beauty approximately 4 km north of Hastings.

Sedlescombe C E Primary School is situated at the far end of Gammons Way, south of Brede Lane which adjoins the B2244.

To the south and east of the school site are fields and occasional patches of woodland, whereas to the north and west are residential properties.

The main school building is single storey with pitched roofs, and has been constructed in brown brick with brown concrete roof tiles. The school is situated on a site which slopes downwards from the north west to the south east.

The main school building is situated to the north east of the school site with two separate playgrounds, one adjoining the east of the main school building, and the other to the south west of the main school buildings. Further south west of the latter playground is an enclosed swimming pool which has a small copse of willow trees adjoining the eastern boundary. On

---

an enclosed play area is situated to the south east of the southern playground. The school's playing field is located to the south of the school site.

Pedestrian and vehicular access to the school site is via Gammon Way which is to the north west of the school site.

## **2. The Proposal**

It is proposed to relocate an existing 3 bay mobile classroom which is situated to the east of the existing main school building. It is proposed to relocate this classroom to the south east of the existing swimming pool. This would entail the removal of an existing copse of willow trees, which were planted by the school children as part of a school project five years ago.

The mobile classroom is 3.5m in height, and approximately 8m in width, and 9m in length. The 3 bay unit is green in colour and has two sets of steps which enable staff and pupils to access the classrooms.

A new temporary toilet block is also proposed which would be located to the north of the proposed relocated mobile classroom unit, and would adjoin the southern boundary of the existing play area. This would provide one disabled and two standard toilets.

There are two sheds, one situated either side of the existing location of the mobile classroom unit. These are proposed to be relocated as part of the proposal. The shed currently to the south of the mobile classroom is proposed to be relocated to the south of the play area, and the shed currently located to the north of the mobile classroom would be relocated further north on the playground from its existing location, so that it adjoins the main school building.

The area upon which the mobile classroom and toilet facility would be positioned, would have a compacted hardcore base with sand blinding and textured, slip resistant paving.

An existing sycamore tree is proposed to be removed, and a small tree is proposed to be relocated as part of this application, both of which are to the east of the swimming pool. The removal of these trees would be to enable a temporary access rampway to be formed to the north east of the relocated mobile classroom, constructed with a compacted hardcore base, and covered with sand blinding and secured safety felt surface for temporary school use upon completion of the mobile unit relocation. This temporary use makes the area safe for staff and pupils in anticipation of the proposed permanent extension. An application for permanent replacement accommodation is anticipated shortly.

## **3. Site History**

Granted – 2002 - RR/2124/CC. Extension to school premises to create ICT suite for school and local community use

Granted – 1996 - RR/1746/CC. Retrospective application for the construction of 2 no. playrooms.

Granted – 1999 - RR/1423/CC. Installation of a single prefabricated unit.

Granted – 1980 - RR/468/CC. Swimming pool, pool hall and changing rooms.

Granted - 1978 - RR/330/CC. New primary school and associated areas (replacement school for Sedlescombe Primary School).

## **4. Consultations and Representations**

Rother District Council No representations received.

Sedlescombe Parish Council No representations received.

Sport England Raise no objections to the proposed development subject to conditions for restoration works and temporary duration of the proposed development being attached to the permission.

Local Residents One letter has been received regarding a separate access issue which is not related to this planning application.

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

East Sussex and Brighton & Hove Structure Plan 1991-2011 : Policy S1 (sustainability); EN2 (AONB); TR3 (accessibility); W10 (waste).

Second Deposit Waste Local Plan (April 2002) : WLP11 (reduce, reuse, recycle).

Rother District Local Plan Revised Deposit November 2003 : GD1 (new development); DS1 (development principles); DS3 (development boundaries); CF1 (community facilities).

## **6. Considerations**

### Siting and design

Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to conserve and enhance the built environment, policy S1 sets criteria which seeks to ensure that development is environmentally sustainable, and policy EN2 seeks to ensure that there is careful control of development in Areas of Outstanding Natural Beauty. Policy GD1 of the Rother District Local Plan revised deposit Draft November 2003 seeks to ensure that all new development is in keeping with the amenities of the adjacent properties and does not detract from the character and appearance of the locality. Policy DS1 seeks to ensure that proposals respect the importance of the countryside in terms of its distinctive landscape character, and DS3 seeks to ensure that all new development takes place within the development boundary. Policy CF1 supports development for community facilities that comply with policies GD1 and DS1.

The 3 bay mobile classroom is proposed to be relocated away from the main school building in order for permanent accommodation to be added to the school at a later date. Although no formal planning application has yet been submitted, pre-application advice has been undertaken which indicates that the permanent replacement accommodation would be constructed where the existing mobile classroom unit is currently situated. Therefore in order for future works to be undertaken the mobile classroom does need relocating temporarily.

The position of the proposal on a raised area separated from the school is not ideal in visual terms. I have considered the possibility of a site closer to the school and am satisfied that there are no alternative locations for the existing mobile classroom other than in this application. The proposed location of the unit on this area of the playing field is the alternative that would not interfere with the works associated with the anticipated permanent extension. It is also the location that would impact the least on the school's recreational activities. It is considered that the proposed siting of the mobile classroom would be acceptable for a limited period only, until permanent replacement accommodation is provided.

The relocation of the two sheds are considered to be acceptable in terms of their proposed siting. They are discreetly located and do not detract from the setting of the locality.

---

A temporary toilet block would be required due to the proposed distance between the school and the relocated mobile classroom. The existing mobile classroom does not have toilet facilities and it is considered that easily accessible facilities would be necessary for the users of the relocated mobile classroom when the weather condition deteriorates.

The mobile classroom is of a standard design and is in an acceptable condition. No details of the external finishes of the new temporary toilet have been submitted with the application. Therefore to ensure that it is acceptable in terms of its appearance, it is recommended to attach a condition to the permission which ensures that the toilet unit is painted in a colour to match the existing 3 bay mobile classroom unit.

Subject to conditions limiting the mobile classroom on the playing field to a temporary period of 3 years, and the proposed toilet unit being of a colour sympathetic to the existing mobile classroom, the proposed development is considered to be acceptable in terms of siting and design.

#### Loss of playing field

Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to ensure that there is careful control of development in Areas of Outstanding Natural Beauty.

Although the proposed location of the mobile classroom on part of the playing field is not ideal, there are no other alternative locations available. This temporary accommodation is required until the permanent replacement accommodation is in place. The formal sports pitch would be moved slightly further south from its existing location within the playing field to enable works to proceed. This would not affect the provision of formal pitches on the school site.

The temporary access rampway impedes on the school playing field, but is required for the works to be undertaken. It is considered that this area should be reinstated to its former condition and a condition is recommended to be attached to the permission which requests a suitable scheme of restoration to be submitted, and approved in writing. A separate condition is recommended to require a restoration scheme to be submitted for approval for the area upon which the mobile classroom, toilet block and shed would be situated.

It is important that the mobile classroom does not remain on the playing field, and since the mobile classroom would provide temporary accommodation, and pre-application discussions have taken place regarding permanent replacement accommodation of this unit, it is considered that the proposed development is acceptable for a temporary period. Consent is recommended to be limited to a period of 3 years only, and it is unlikely that further consent would be granted for the mobile classroom unit in this location. Subject to the above time limited condition, the proposed development is considered to be acceptable in terms of the temporary loss of part of the playing field.

#### Impact on listed buildings

Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to conserve and enhance the built environment, and policy EN2 seeks to ensure that there is careful control of development in Areas of Outstanding Natural Beauty. Policy GD1 of the Rother District Local Plan revised deposit Draft November 2003 seeks to ensure that all new development is in keeping with the amenities of the adjacent properties, does not detract from the character and appearance of the locality, and does not prejudice the character, appearance or setting of listed buildings.

There are listed buildings to the east of the playing field which are on a significantly lower level than the school site. The proposed relocated mobile classroom would be approximately

---

120m from the nearest listed building. It is considered that the proposed development would not impact on the setting of the listed buildings as the school site and associated building cannot be seen from the frontage of these buildings. For this reason the proposed development is acceptable in terms of impact on the setting of listed buildings.

### Landscaping

Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to ensure that there is careful control of development in Areas of Outstanding Natural Beauty, and policy DS1 of the Rother District Local Plan revised deposit Draft November 2003 seeks to ensure that proposals respect the importance of the countryside in terms of its distinctive landscape character.

A willow copse and a sycamore tree are proposed to be removed as part of this development, and a smaller tree is proposed to be relocated. It is therefore considered that a suitable landscaping scheme should be submitted showing how these trees would be replaced. The willows may survive if pruned well back before being moved, but should this not be possible replacement trees would be required. It is recommended that a condition be attached to the permission to ensure that an appropriate scheme of landscaping is submitted for approval.

Subject to the above conditions the proposed relocation of the 3 bay mobile classroom is considered to be acceptable in terms of landscaping.

### Disabled access to the mobile classroom

Policy TR3 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to ensure that appropriate provision is made for access for people with disabilities.

The double mobile classroom does not have a disabled access ramp. However, at present there are no pupils or staff at the school who suffer from physical disabilities.

It is considered that in this instance it would be unreasonable to request that a disabled ramp access is provided since there are no physically disabled pupils or members of staff, and permanent replacement accommodation is proposed in the near future.

Should a member of staff or a pupil require ramped access to the mobile classroom, a condition attached to the permission requesting that disabled ramp access be provided can be implemented. The school has confirmed that no pupils or staff have physical disabilities at the present time, and there is no knowledge of any attending the school in the near future.

### Waste minimisation

Policy W10 of the East Sussex and Brighton & Hove Structure Plan and policy WLP11 of the Waste Local Plan Second Deposit seek to ensure that all developments have regard for the need to minimise, reuse and recycle the waste that is generated by demolition and/or construction. Greater weight can now be given to the policies within the emerging Waste Local Plan as it is at the Second Deposit stage.

A statement of waste minimisation has been submitted with the application. The statement states that all excavation materials would be reused as road fill or subsoil and topsoil would be spread over the grounds. Other waste materials would be nominal in quantity and most of it would be reused or recycled. It is considered that the statement is acceptable in terms of waste minimisation.

## **7. Conclusion and reasons for approval**

---

The proposed development is considered to be acceptable in terms of siting and design, impact on listed buildings, landscaping, disabled access and waste minimisation, subject to conditions. It is therefore considered to be in accordance with East Sussex and Brighton & Hove Structure Plan 1991-2011 policies S1, EN1, EN2 and W10, East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002) policy WLP11, and Rother District Local Plan Revised Deposit Draft November 2003 GD1, DS1, DS3 and CF1. There are no material considerations and the decision should be taken in accordance with the development plan.

## **8. Recommendation**

It is recommended to grant planning permission for planning application RR/2315/CC subject to the following conditions :-

1. The building hereby permitted shall be removed from the site and the land restored to its former condition on or before 22 July 2007.

Reason: To enable the County Planning Authority to control and regulate the development and to comply with policy EN1 and S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2001 and policies GD1, DS1, DS3 and CF1 of the Rother Local Plan Revised Deposit Draft November 2003.

2. A restoration scheme for the temporary access rampway, which shall include details of sub-soil and top-soil finishes (including depths), cultivation, deep ploughing, seeding and other ground and surface preparation works and programme for the works, shall be submitted to and approved in writing by the Director of Transport and Environment within 6 months from the date of this consent. The approved restoration scheme shall be carried out in full in accordance with the approved details within the 12 months from the commencement of the development.

Reason: To provide for the proper integration of the development into the site and to comply with policy EN1, EN2 and S1 of the East Sussex and Brighton & Hove County Structure Plan 1991 -2011 and policies GD1, DS1 and CF1 of the Rother Local Plan Revised Deposit Draft November 2003.

3. A restoration scheme for the mobile classroom unit, temporary toilet and associated ground works, which shall include details of sub-soil and top-soil finishes (including depths), cultivation, deep ploughing, seeding and other ground and surface preparation works and programme for the works, shall be submitted to and approved in writing by the Director of Transport and Environment within 6 months from the date of this consent. The approved restoration scheme shall be carried out in full in accordance with the approved details within the next planting season from the date on which the mobile classroom unit is removed.

Reason: To provide for the proper integration of the development into the site and to comply with policy EN1, EN2 and S1 of the East Sussex and Brighton & Hove County Structure Plan 1991 -2011 and policies GD1, DS1 and CF1 of the Rother Local Plan Revised Deposit Draft November 2003.

4. If staff or pupils with ambulant disabilities enrol at, or are employed by, Sedlescombe Primary School, then the temporary building hereby permitted shall have a disabled access and ramp constructed immediately, to the written satisfaction of the Director of Transport and Environment.

Reason: In the interests of access for all and to comply with policy TR3 of the East Sussex and Brighton & Hove Structure Plan 1991-2011.

---

5. A scheme of landscaping shall be submitted to and approved in writing by the County Planning Authority, within 3 months from the date of consent, unless other and shall include the following matters:-

(a) Implementation programme

Soft Landscaping

- (b) trees, shrubs, hedges or other planting indicating the position of trunks or stems, the spread (shown to scale) and the species;
- (c) written specifications (including cultivation and other operations associated with plant and grass establishment);
- (d) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

Reason: To provide for the replacement of trees lost as part of the development and to provide for the proper integration of the development into the site and to comply with policy EN1, EN2 and S1 of the East Sussex and Brighton & Hove County Structure Plan 1991 -2011 and policies GD1, DS1 and CF1 of the Rother Local Plan Revised Deposit Draft November 2003.

6. All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings; any hedgerow planted in accordance with this condition shall thereafter be retained; any trees, shrubs, hedges or plants which within a period of 5 years from the completion of the development die, are removed, uprooted or destroyed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Director of Transport and Environment gives prior written consent to any variation.

Reason: To provide for the proper integration of the development into the site and to comply with policy EN1, EN2 and S1 of the East Sussex and Brighton & Hove County Structure Plan 1991 -2011 and policies GD1, DS1 and CF1 of the Rother Local Plan Revised Deposit Draft November 2003.

7. The toilet block hereby approved shall be painted in a colour which matches, or is sympathetic to, the proposed relocated mobile classroom, unless otherwise agreed to in writing by the Director of Transport and Environment.

Reason: To provide for the proper integration of the development into the site and to comply with policy EN2 of the East Sussex and Brighton & Hove County Structure Plan 1991 -2011 and policies GD1, DS1 and CF1 of the Rother Local Plan Revised Deposit Draft November 2003.

BOB WILKINS  
Director of Transport and Environment  
23 July 2004  
Policy:

Contact Officer: Tessa McGilvary      Tel.No. 01273 481629  
Councillor Field

**BACKGROUND DOCUMENTS**

RR/2315/CC  
RR/2124/CC  
RR/1746/CC

---

RR/1423/CC  
RR/468/CC  
RR/330/CC