

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... date 09/11/06

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

..... date 9th November 09

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

Proposal: **Retrospective renewal of Planning Permission for a single mobile classroom**

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

Application No: **RR/2332/CC**

Applicant: **Director of Education and Libraries**

Key Issues: i) **Siting and design**
 ii) **Building outside the development boundary**

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 condition set out in the recommendation.

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, which can be seen from the school, with the battlefield 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 west 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

Retrospective planning permission is sought for a single mobile classroom unit, which is located to the south east of the school playground, for a further 5 years.

The unit has a flat roof and is dark green in colour with white upvc window frames. There are two disabled access ramps into the unit.

3. Site History

2004 – Granted - RR/1977/CC/1. Retention of 1 double mobile classroom

2004 – Granted – RR/2293/CC. Single storey infill extension to form new special needs room.

2003 – Granted – RR/2263/CC. Demolition of existing mobile unit and installation of new single mobile unit in the same location.

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

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

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

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

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

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

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

1994 – Granted – RR/1521/CC. Provision of a single temporary 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.

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

4. Consultations and Representations

Rother District Council Raise no objections to the proposed development.

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) and EN1 (environment).

Rother District Local Plan Revised Deposit November 2003: Policy GD1 (general development criteria); DS4 (outside the development boundary).

6. Considerations

Design and Siting

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. Policy S1 seeks to ensure a sustainable approach to development.

Policy GD1 of the Rother District Local Plan Revised Deposit, seeks to ensure that development does not detract from the character and appearance of the locality.

The mobile classroom is located in the south eastern corner of the site, partly on the hard surfaced playground and partly on a grassed area to the far south east of the playground, but does not impinge on the playground use. The mobile unit is well screened to the east and south by dense trees and vegetation. There are limited views of the classroom to the west and north due to the main school building and occasional trees and shrubs restricting such views. It is considered that the mobile unit is acceptable in terms of siting.

The mobile classroom is utilitarian and has no particular design merit. However, the unit has been well maintained and is in an acceptable condition, and is therefore considered to be acceptable in terms of design.

The design and siting of the proposed development is considered to be compliant with the identified policies in the East Sussex and Brighton & Hove Structure Plan and Rother District Local Plan and therefore acceptable for a temporary period.

Building outside the development boundary

Policy DS4 of the Rother District Local Plan Revised Deposit November 2003 seeks to ensure that development outside of the development boundary can demonstrate that a countryside location is necessary, and otherwise accords with Structure Plan and Local Plan policies.

The mobile classroom is situated partly within, and partly outside of the development boundary. The unit is within the established planning unit of the school and is therefore part of the educational campus. There has been an increase in the numbers attending the school which is being monitored. There will be a continued need for the mobile unit on the site for five years and its retention for this period is sought. Because of the specific educational need, and as the unit does not detract from the visual amenity of the school site, the temporary unit is considered to be acceptable for a temporary period. However, if the prefabricated unit is required for an additional temporary period further to this application, suitable permanent replacement accommodation should be sought and an informative is added to the recommendation.

7. Conclusion and reasons for approval

The proposed development is considered to be acceptable in terms of siting, design, and development outside of the development boundary. It is therefore considered to be in accordance with East Sussex and Brighton & Hove Structure Plan 1991- 2011 policies S1

and EN1, and Rother District Local Plan Revised Deposit November 2003 policies GD1 and DS4.

There are no other material considerations.

8. Recommendation

It is recommended to grant planning permission for RR/2332/CC subject to the following condition:

1. The building hereby permitted shall be removed and the land restored to its former condition as a grassed play area, on or before the 28th October 2009 in accordance with a scheme submitted and approved in writing by the Director of Transport and Environment (B1).

Reason: To ensure the removal of these temporary structures, in the interests of visual amenity and to comply with policies S1 and EN1 of the East Sussex and Brighton and Hove Structure Plan 1991-2011 and GD1 of the Rother District Local Plan, Revised Deposit, November 2003.

INFORMATIVE

It is considered unlikely that any further retention of this temporary building will be granted planning permission following the expiry of this consent unless substantial evidence is provided of a firm commitment to replace the temporary building with permanent accommodation.

BOB WILKINS
Director of Transport and Environment
09 November 2004
Policy:

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

BACKGROUND DOCUMENTS

RR/2332/CC
RR/1977/CC/1
RR/2293/CC
RR/2263/CC
RR/2226/CC
RR/2186/CC
RR/1977/CC
RR/1944/CC
RR/1923/CC
RR/1883/CC
RR/1521/CC/1
RR/1521/CC
RR/1577/CC
RR/1235/CC/1