

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... [redacted] ..... date 21.4.05

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

..... [redacted] ..... date 21/4/05

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

Proposal: **Single storey extension to western side of building to increase size of staff room**

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

Application No: **RR/2391/CC**

Applicant: **Director of Children's Services, 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 Governance Committee on 30 January 2003 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 south west of the school. The car park is located to the north 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 brick with hipped, pitched grey slate roofs. The site slopes downwards from the north east to the south west.

#### **2.     The Proposal**

A single storey extension to the western side of the building is proposed to increase the size of the staffroom. The extension would be 10.7 metres square.

The applicant is proposing to extend the staffroom in materials to match the existing main school building. The roof tiles would be blue/grey slate, the windows would be dark brown hardwood, and the external walls would be red facing bricks.

### **3. Site History**

2004 – Granted - RR/2282/CC. Extension to western side of building to increase size of staffroom.

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

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

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

### **4. Consultations and Representations**

Rother District Council No representations received.

Salehurst and Robertsbridge Parish Council Support approval of the proposed development.

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 Revised Deposit November 2003: Policy GD1 (general development criteria); DS1 (development principles).

### **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 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. Policy GD1 seeks to ensure that development does not detract from the character and appearance of the locality.

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 is designed to be of the same scale and nature as the existing building and will be constructed in materials 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.

The substantive issues regarding waste minimisation, re-use and recycling for the proposed development have not been considered by the applicant. The development would involve some excavation, construction and demolition waste, and for these reasons a waste minimisation statement, setting out as much detail as possible about proposed waste treatment at this stage of the development process, is required. It is recommended that a condition requiring a statement of waste minimisation is attached to the permission. 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 Revised Deposit November 2003 policies DS1 and GD1. There are no material considerations which indicate that planning permission should be refused.

### **8. Recommendation**

It is recommended that planning permission be granted for planning application RR/2391/CC 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 works shall commence on site including the carrying out of any works of demolition until a detailed strategy and method statement for securing and demonstrating that the amount of construction waste resulting from the development has been reduced to smallest amount possible has been submitted to and approved in writing by the Director of Transport and Environment. The statement shall include details of the extent to which waste materials arising from the demolition and construction activities will be reused on site and demonstrating that maximum use is being made of these materials. If such reuse on site is not practicable, then details shall be given of the extent to which the waste material will be disposed of for reuse, recycling, composting or other method in accordance with the best practicable

environmental option. All waste materials from the demolition and construction associated with the development shall be reused, recycled and dealt with in accordance with the approved strategy and method statement.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with policy W10 of the East Sussex and Brighton and Hove Structure Plan 1991-2011 and WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2004

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in <sup>the</sup> adjoining building.

Reason: To provide for the proper integration of the development into the site in accordance with policy GD1 of the Rother District Local Plan Revised Deposit November 2003.

BOB WILKINS  
Director of Transport and Environment  
21 April 2005  
Policy:

Contact Officer: Tessa McGilvary      Tel.No. 01273 481833  
Councillor Barnes

**BACKGROUND DOCUMENTS**

Development plan policies.  
Responses to consultations.  
Site planning history.