

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [REDACTED] date 2.6.05

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

..... [REDACTED] date 2nd June 2005

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

Proposal: **Erection of detached single storey building on north east boundary for use as library and reading room.**

Site Address: **Dallington School, The Street, Dallington**

Application No: **RR/2402/CC**

Applicant: **Director of Children's Services, Education and Libraries**

Key Issues: **1. Design and siting
2. Impact on High Weald Area of Outstanding Natural Beauty
3. 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

Dallington School lies on the east side of The Street at the north end of the village and comprises an arrangement of mainly single storey buildings set back from and above the road. To the rear of the school buildings is a hard playground and beyond that is a field partly marked out as a football pitch which slopes gently to the south east. There is a double temporary classroom on the south west boundary and a detached timber playhouse beyond.

The south west boundary is also shared with Old Pantons Coach House a residential conversion; the south east and north east boundaries are marked by trees and hedging and 1 metre high post and rail or close boarded fencing with open countryside beyond.

The Street, north of the school, is bounded on either side by banking topped by hedging to a total height of about 3 metres. This has the effect of preventing wider views of the countryside to either side of the road.

The whole site and village are within the High Weald Area of Outstanding Natural Beauty.

2. The Proposal

This is for a detached building to be sited near to the north east boundary behind the hall. This would be clad in stained timber horizontal weatherboarding under a plain clay tiled 40° pitched roof. Windows would also be stained timber with a set of four full height windows facing onto the school playground. Windows to the nearest (north east) boundary are limited to 3 rooflights.

The building would be almost 9 metres x 6 metres x 2.55 metres to the eaves and 5.35 metres to the ridge. It is to be used as a library and reading room by the school.

3. Site History

RR/1272/CC – Granted – 1991 – Extension to existing classroom unit

RR/1619/CC – Granted – 1995 – Extension and alteration to form new Headteacher's office, general office and staff toilets

RR/2223/CC – Granted – 2003 – Remove 2 single mobile classrooms and small shed and install double mobile classroom unit

4. Consultations and Representations

Rother District Council – no comment received

Dallington Parish Council – raises no objection

Local Residents- no comments

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

East Sussex and Brighton & Hove Structure Plan 1991-2011: Policy S1 (sustainability), S5 (development boundaries), S10 (countryside), EN3 (Area of Outstanding Natural Beauty), W10 (waste reduction)

Rother District Local Plan, Revised Deposit, November 2003:

Policy GD1 (general development), DS1 (development principles), DS2 (spatial strategy), DS4 (development boundaries), CF1 (community facilities)

East Sussex and Brighton & Hove Waste Local Plan, Second Deposit, April 2002: Policy WLP11 (recycling and waste minimisation during construction)

6. Considerations

Design, Siting and High Weald Area of Outstanding Natural Beauty

Policy S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 sets out criteria against which development decisions should be taken in order to maximise the long term environmental sustainability of development. Policy S5 advises that in order to conserve the countryside development boundaries of towns and appropriate villages will be defined in Local Plans and policy S10 sets out strategic policy for proposals in the countryside, i.e. outside village development boundaries. Policy EN3 sets out criteria against which development proposals within Areas of Outstanding Natural Beauty will be assessed. In

particular it seeks to resist proposals that would be noisy or intrusive by reason of traffic or having a significant adverse effect on views.

Policy GD1 in the Rother District Local Plan requires all development to meet a range of criteria including (ii) being in keeping and not unreasonably harming the amenities of adjoining occupiers, (iv) respecting and not detracting from the character and appearance of the locality and (v) being compatible with the conservation of the natural beauty of the High Weald Area of Outstanding Natural Beauty. Policy DS1 assesses the locational implications of development against stated principles such as in (ii) supporting local services and meeting local needs, in (vi) avoid prejudicing the character and qualities of the environment and in (ix) respecting the importance of the countryside. Policy DS2 in the Rother District Local Plan sets out a spatial strategy for development which encourages development to already developed areas and established settlements whilst restricting development in the countryside. DS3 identifies development boundaries of existing towns and villages within which the majority of new development will take place. DS4 addresses proposals outside development boundaries, in the countryside, and requires that such a location is demonstrated to be necessary and otherwise in accord with Structure and Local Plan policies. Policy CF1 in the Rother District Local Plan permits new or improved community facilities (including education provision) outside development boundaries where there is demonstrable local need; no scope to meet the need within the development boundary; the proposal has the general support of the local community; is readily accessible by the community it serves other than by car and causes no significant harm to the community.

Dallington does not have a defined development boundary in the Rother District Local Plan and therefore according to policies S10 in the Structure Plan and DS4 in the Local Plan the proposal must demonstrate its location is necessary as well as satisfying the tests set by CF1.

As a school facility clearly it should be sited within the school grounds even if it is not within a development boundary. To do so would severely hinder the ability of the school to meet its curriculum obligations. Furthermore siting within the school grounds does not alter accessibility within Dallington by foot and the lack of objection to the proposal after public consultation suggests there is no opposition to the proposal. It is not anticipated the proposed library facility will aggravate any existing noise generated by the school.

An OFSTED report in April 2004 identified "shortage of space for small group work and independent learning" as a main weakness and recommended that the school "explore ways in which accommodation can be extended to include a new library and small areas for independent study".

It is therefore concluded that there is a demonstrable need for the facilities and so the principle of the proposal in this countryside location is acceptable having regard to policies DS4 and CF1 in the Rother District Local Plan and policy S10(a) of the East Sussex and Brighton & Hove Structure Plan 1991 – 2011.

It then follows to be considered whether the appearance and precise siting is acceptable. It is sited well away from the boundary with the nearest residential property at Pantons Coach House and will therefore have no adverse impact on residential amenity in compliance with policy GD1 (ii) in the Rother District Local Plan.

It is sited close, but not attached, to the existing building at the rear of the school, but it will not be seen from the road passing the school as the site is largely hidden from wider views by the high hedging and narrowness of the road. There are no public right of ways around or through the site. The proposal may be seen in distant views however, if so, it will be seen

against the existing school with which it is considered to be in scale and will not detract from the character or appearance of the locality

Its appearance is simple, proposing traditional materials of timber weatherboarding under plain clay tiled pitched roof with stained timber window frames which in combination result in a building appropriate in this countryside setting and at the same time respects the fact that the site lies within the High Weald Area of Outstanding Natural Beauty.

It is therefore considered the proposal is acceptable in its impact on neighbours, the locality and the High Weald Area of Outstanding Natural Beauty.

Waste Minimisation

Policy W10 in the East Sussex Brighton & Hove Structure Plan 1991 – 2011 encourages a reduction in the amount of construction industry waste by minimising initial use of raw materials, demolition and generation of waste and maximizing re-use of existing buildings and waste recycling, if possible on site. Policy WLP11 in the East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002) also seeks to minimise use of raw materials as well as encouraging re-use and recycling during the construction process. The Waste Minimalisation Statement submitted in support of the application states the building is prefabricated off-site. Minimal excavation in the first place is envisaged and reuse of the small amount of excavated material and topsoil on site where possible. This approach is considered acceptable and in accordance with policies W10 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2001 and WLP11 of the East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002).

7. Conclusion and reasons for approval

In accordance with Section 54A Town and Country Planning Act 1990 and Section 38 of the Planning & Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise.

The proposal is considered acceptable in this countryside location, will not harm the amenities of neighbours and will not detract from the character or appearance of the locality or the High Weald Area of Outstanding Natural Beauty. It therefore complies with Policy S1, S10, EN3 and W10 of East Sussex and Brighton & Hove Structure Plan 1991-2011, with WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit, April 2002 and with Policies GD1, DS1, DS4 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 plan.

8. Recommendation

That planning permission be granted 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 of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Director of Transport and Environment. Development shall be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is appropriate in its surroundings in accordance with policy SI (f) of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and policy GD1 (iv) of the Rother District Local Plan, Revised Deposit, November 2003.

BOB WILKINS
Director of Transport and Environment
02 June 2005

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BACKGROUND DOCUMENTS

Application details and responses
Development plans.