

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 2.3.06

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

..... [redacted] date 02/03/06

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

Proposal: **Conservation Area Consent to demolish and remove existing kitchen building and remove 2 no. existing temporary classrooms**

Site Address: **Northiam C E Primary School, Main Street, Northiam**

Applicant: **Director of Children's Services**

Application No. **RR/2450/CCCA**

Key Issues: **1. Impact on Northiam Conservation Area
2. Waste Minimisation**

RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:

Under the powers delegated to me by the Council, I resolve to recommend the Secretary of State to grant Conservation Area Consent subject to the conditions set out in the recommendation.

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

Northiam lies within the High Weald Area of Outstanding Natural Beauty towards the eastern fringes of the County. The school occupies an irregular shaped site at the southern end of the village which is also within the Northiam Conservation Area.

The site comprises the main school buildings, originally dating from Victorian times, sited in the north east corner facing the main road. To the south is a hard playground and to the west land falls away to the school playing fields with open countryside beyond. To the south of the hard play area is a detached single storey 'HORSA' type building used as the school kitchen. To the west of the hard playground are two 'temporary' classrooms.

Opposite the school and raised above natural ground level and the road are detached houses many of which are listed buildings and to the south east of these is a modern residential development. Although complete ~~these are~~ ^{new development is} not yet occupied.

2. The Proposal

The school intends to replace the temporary classrooms with permanent accommodation as well as provide modern kitchen facilities as part of a new community sports facility. This will

be the subject of a separate planning application. However as the site lies in a conservation area, consent is required for demolition of any buildings, i.e. the kitchen building and the two temporary classrooms.

3. Site History

1993 – Granted – Provision of single temporary classroom on land adjacent to school

1994 – Granted – Construction of glazed link to adjoining school and change of use of School House from residential to educational

1996 – Granted – Retention of single mobile classroom unit

2002 – Granted - Retention of single mobile classroom unit

2005 – Granted – Replacement of metal framed windows with UPVC double glazed windows

4. Consultations and Representations

Rother District Council; raise no objection

Northiam Parish Council; no comments received

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

East Sussex and Brighton & Hove Structure Plan 1991-2011:

Policy S1 (development and change in an environmentally sustainable way), Policy EN2 (High Weald Area of Outstanding Natural Beauty)

Rother District Local Plan; Revised Deposit (November 2003):

Policy GD1 (general development criteria)

6. Considerations

Impact on Northiam Conservation Area

Policy S1 (j) of the East Sussex and Brighton & Hove Structure Plan requires that development decisions accord with the objectives of and do not damage the High Weald Area of Outstanding Natural Beauty or any conservation area. Policy S1 (m) requires development decisions protect and enhance conservation areas. Policy EN2 states that conserving and enhancing the landscape quality and character will be the primary objective in the High Weald Area of Outstanding Natural Beauty.

Policy GD1 (v) of the Rother District Local Plan; Revised Deposit requires all development to be compatible with the conservation of the natural beauty of the High Weald Area of Outstanding Natural Beauty. Part (viii) requires that development does not prejudice the character, appearance or setting of conservation areas

The 'HORSA' type kitchen building is constructed in concrete panelling under a low pitched corrugated sheet roof. Windows are painted metal frames. The temporary classroom closest to the road and therefore the more prominent, comprises vertical timber board cladding under a low pitched felt roof. This building largely hides the other temporary classroom behind it. This is more typical of 'modern' temporary classrooms comprising green finished rough rendered panelling under a flat felt roof.

All three buildings have a rudimentary appearance derived from their temporary purpose which, in such prominent locations, detract from the character and appearance of the High Weald Area of Outstanding Natural Beauty and the Northiam Conservation Area. Their demolition would enhance the conservation area as well as the Area of Outstanding Natural Beauty and therefore the application is supported irrespective of whether the community sports hall development proceeds.

Waste Minimisation

Policy W10 in the East Sussex and Brighton & Hove Structure Plan and policy WLP11 in the East Sussex and Brighton & Hove Waste Local Plan seeks to ensure that all developments have regard to the need to minimize, re-use and recycle any waste generated by demolition or construction.

In this particular case of demolition only no specific ^{Waste Minimisation} Statement has been submitted. There are no particular reasons why Waste Minimization should be a special issue or cannot be satisfactorily achieved in compliance with relevant policies and therefore it is recommended that submission of an acceptable Statement is required as part of any consent to demolish.

7. Conclusion and reasons for approval

In accordance with Section 38^{of the} Planning and Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise.

The demolition of the buildings will enhance the character and appearance of the area and therefore complies with Policy S1 (j) and (m), EN2 and W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and with Policy GD1 (v) and (viii) 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.

8. Recommendation

That the Secretary of State grants conservation area consent subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990.

2. Before demolition a scheme for reinstatement of the land uncovered by, and damaged during, demolition shall be submitted to and approved in writing by the Director of Transport & Environment and the approved scheme shall be fully implemented within one month following demolition unless otherwise agreed in writing by the Director of Transport & Environment.

Reason: To protect the appearance of the conservation area in accordance with Policy EN2 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and Policy GD1 of the Rother District Local Plan Revised Deposit, November 2003.

3. Demolition of any building shall be carried out until a detailed strategy and method statement (Waste Minimisation Statement) for securing and demonstrating that the

amount of construction waste resulting from the demolition has been reduced to the 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 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 demolition shall be reused, recycled and dealt with in accordance with the approved strategy and method statement.

Reason: To minimise the amount of demolition 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.

BOB WILKINS
Director of Transport and Environment
01 March 2006

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Local Member: Councillor Peter Jones

BACKGROUND DOCUMENTS

East Sussex and Brighton & Hove Structure Plan 1991-2011
Rother District Local Plan Revised Deposit, November 2003.
Application file