

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... date 9.1.06

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

..... date 9/1/06

Report by: **Director of Transport and Environment**
Proposal: **Covered glass canopy over play area to rear of the school**
Site Address: **Beckley C E School, Main Street, Beckley**
Applicant: **Director of Children's Services**
Application No. **RR/2457/CC**
Key Issues: **(i) Siting and design**
(ii) Waste Minimisation

SUMMARY OF RECOMMENDATIONS

1. **To grant planning permission subject to conditions**

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

1.1 Beckley Church of England School caters for 5 to 11 year olds and is situated within the development boundary of Beckley, a small linear village, ten miles north of Hastings. The school is located south of the B2088 in the High Weald Area of Outstanding Natural Beauty and has a distinctly rural feel. It is flanked by and is opposite residential properties comprising detached two-storey developments of varying ages. A single storey cottage adjoins the site to the west. To the south is open countryside and the Ancient Woodland of Oakhill Wood and to the south-west there is a public footpath.

1.2 The school is on 2,020 m² of land which falls fairly steeply towards the east with the school building occupying the south west corner of the site with the playing field to the east. The school site levels out towards the southern boundary and there are external play areas to the rear and east of the school building with a further tarmac playground to the rear that is approximately half a metre higher.

1.3 Beckley School, dating from the 19th century, is a two storey building with a steeply pitched roof and front dormer extension. It is constructed in red brick and has white painted timber window frames and slate roof. Modern single storey flat roof extensions have been added to the west and south elevations.

1.4 Pedestrian access to the school is from the B2088 and there is no direct vehicular access, however staff park on the eastern boundary of the playing field. The boundary closest to the main road includes a row of young trees.

2. The Proposal

2.1 It is proposed to erect a new canopy structure to the rear elevation of the school building that would cover an area of 41 m² including an existing external corridor and extending to the edge of the extension to the east elevation and back to the existing chain link fence of the playground on higher ground. The canopy has a height of approximately 2.8 metres, mimicking the height of the existing flat-roofed extensions, and would be no more than 8.6 metres in length. The width of the canopy would be approximately 4.5 metres. The roof comprises of toughened glass above a white powder-coated steel frame, supported by white powder-coated steel posts. The proposal involves the removal of an existing tiled canopy porch to this elevation, but retention of the existing chain link fence that forms the perimeter to the raised playground.

2.2 The canopy would provide a sheltered external play area for children all year round.

3. Site History

3.1 1990-Granted-RR/1187/CC. Conversion of roof space to form additional classroom and a single storey disabled toilet.

3.2 1983-Granted-RR/734/CC. Erection of staff/group room and office.

4. Consultations and Representations

4.1 Rother District Council No comments received

4.2 Beckley Parish Council Supports an approval

4.3 Neighbours No representations received

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

5.1 East Sussex Brighton & Hove Structure Plan 1991-2011: Policy S1 (sustainability); EN1 (environment); EN2 (AONB); W10 (construction industry waste)

5.2 East Sussex and Brighton and Hove Waste Local Plan Second Deposit April 2002: Policy WLP11 (Construction waste)

5.3 Rother District Local Plan, Revised Deposit (November 2003): Policy DS1 (development site considerations) (vi) (AONB); DS3 (development boundaries); GD1 (iii, iv,v) (sustainability).

6. Considerations

(i) Siting and design

6.1 Policy EN1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 seeks to ensure that development sustain, conserves and where possible, enhances the character, diversity and quality of the landscape and environment. Policy EN2 requires careful control of

development to conserve and enhance the High Weald AONB. Policy S1 seeks to ensure development does not cause damage to the High Weald AONB.

6.2 Policy DS1 (vi) of Rother District Local Plan, Revised Deposit (November 2003) states proposals should avoid prejudicing the character and qualities of the environment, particularly those found in High Weald AONB. Policy DS3 seeks to permit development within the development boundaries of existing villages. Policy GD1 establishes a set of criteria that seek to ensure development is permitted if it is; (iii) in keeping with and doesn't harm the amenities of neighbouring properties; (iv) respects and conserves the character and appearance of the local area and (v) the AONB.

6.3 The proposed glass canopy is situated adjacent to an existing library, corridor and plant room. The canopy will cover the lower half of the existing arched window which will result in a slight loss of light but there would be shade provided. The structure would be discreetly sited to the rear of the main school building. There would be a very restricted view of the proposed canopy from the public realm, given the moderately sloping topography of the environs and screening by the existing school buildings. The terracing of the school site, topography and the location of dense woodland to the far south ensures that there is little impact on the views from the public footpath and there would be minimal impact on the neighbours given that the nearest residential properties, to the east, is at least 50 metres away.

6.4 The design of the canopy is simple and reflects its functional requirement to provide protection against the elements. The proposal does introduce a structure of a different style but the canopy is unobtrusive.

(ii) Waste Minimisation

6.5 Policy W10 in the East Sussex, Brighton & Hove Structure Plan 1991-2011 encourages a reduction in the amount of construction waste by minimising initial use of raw materials, demolition and generation of waste and maximising re-use of existing buildings and waste recycling, if possible on site. Policy WLP11 in the East Sussex, Brighton & Hove Waste Local Plan Second Deposit (April 2002) seeks to minimise the disposal of waste and encourage the recycling of materials.

6.6 It is stated in the Waste Minimisation Statement submitted with the application that there will be a minimal amount of excavation material from the foundations and that excess material will be disposed of to a registered recycling centre or tip. The proposal therefore complies with the policy requirement of W10 of the East Sussex, Brighton & Hove Structure Plan 1991-2011 and WLP11 of the East Sussex, Brighton & Hove Waste Local Plan, Second Deposit (April 2002).

7. Conclusion and reasons for approval

7.1 In accordance with Section 38, 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.

7.2 The proposal is considered to be acceptable in terms of siting and design and waste minimisation. It is therefore considered to be in accordance with: Policy S1, W10, EN1 and EN2 of East Sussex and Brighton & Hove Structure Plan 1991-2011; Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan, Second Deposit (April 2002); Policy W10 and Policies DS1, DS3 and GD1 of Rother District Local Plan, Revised Deposit (November 2003).

7.3 There are no other material considerations and the decision should be taken in accordance with the development plans.

8. Recommendation

8.1 That planning permission will be **granted** with 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.

BOB WILKINS
Director of Transport and Environment
09 January 2006

Contact Officer: Kirsty-Ann Taylor Tel.No. 01273 481833
Local Member: Councillor Peter Jones

BACKGROUND DOCUMENTS

Development Plan
Planning Application File