

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 6.2.06

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

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

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

Proposal: **Installation of new canopies, windows, doors and safety play area to east elevation.**

Site Address: **Crowhurst C E Primary School, Crowhurst**

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

Application No. **RR/2460/CC**

Key Issues: **(I) Siting and Design
(II) Impact on the AONB
(III) 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 approve the proposal subject to the conditions set out in the recommendation.

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

Crowhurst Primary School is located in a rural area in the High Weald Area of Outstanding Natural Beauty (AONB) within one of the development boundaries of the village of Crowhurst, which lies approximately 1.5km south of Battle.

The school occupies a small site with the playground at the front and a mixture of buildings at the rear of the site. The main buildings are redbrick with white window frames. The School House in the south of the site is Grade II listed and has a pitched, grey tiled roof and chimney pot. Additional classrooms which form a later extension to the main building at the rear of the school have flat roofs. At the rear of the site there is one temporary classroom block.

The school is bordered to the north by Crowhurst Community Hall and a small car parking area, to the west by a narrow road on the other side of which is St George's Church and to the south and east by vegetation which separates the school site from the nearest houses, the closest of which is approximately 30 metres from the main school building.

The school is built on a slope which falls steeply from north to south and benefits from good screening to the south and east provided by trees.

2. The Proposal

The proposal is to install two canopies at the rear of the school which will cover an existing outdoor play area that is to be upgraded as part of the development. The proposed canopies will stand side by side and consist of two identical structures of approximately 3.5 metres in height, 6.25 metres in length and 3 metres in width. They will be open sided shelters with a timber frame and white polycarbonate, gently arching roofs.

To the west of the aforementioned outdoor play area is a flat-roofed, one storey classroom with two sets of windows on its eastern elevation which face the play area. It is proposed to provide new windows on this elevation and replace the most southern set of windows with a similarly designed set of double doors to enable access from the classroom directly onto the canopy-covered outdoor play area. Windows are also to be replaced on the classroom's northern elevation, on which there are two identical sets. Replacement windows and doors will have white UPVC frames to match the existing.

The outdoor play area is bordered on its northern side by the site boundary beyond which at a higher level is the southern elevation of the community hall; on its eastern side by a further outdoor play area which is vegetation covered and on its southern side by school buildings and small storage sheds.

3. Site History

1980 – Granted – RR/446/CC – Transference of a single prefab. classroom from Newhaven, the Grays Annexe, Railway Road to Crowhurst C E School. Rear of Village Hall.

1990 – Granted – RR/446/CC/2 - Retention of a single prefabricated classroom

1992 – Granted – RR/1355/CC – Extension of existing mobile classroom

1994 – Granted – RR/1531/CC – Change of use from School House to Educational Classrooms and office

1996 – Granted – RR/1355/CC/1 – The retention of an extension to an existing mobile classroom

2001 – Granted – RR/446/CC/4 – Retention of existing single mobile classroom

4. Consultations and Representations

Rother District Council raise no objection

Crowhurst Parish Council have no comments to make

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

East Sussex Brighton & Hove Structure Plan 1991-2011: Policy EN1 (Environment), EN2 (AONB), Policy W10 (Waste minimisation).

Rother District Local Plan, Revised Deposit, November 2003: Policy DS1 (vi) (AONB), Policy GD1 (general development considerations).

East Sussex and Brighton & Hove Waste Local Plan Second Deposit April 2002 as modified: Policy WLP11 (waste minimisation).

6. Considerations

Siting and Design

The development is located in a part of the site which is not visible by the public. The replacement windows and the new doors are of a similar design and size to the existing windows and will not therefore significantly alter the appearance of the building but will serve to enhance its security. I am of the opinion that the canopies are of a sympathetic design to the existing buildings and surrounding vegetation; the timber and white colour scheme results in a 'natural' appearance which respects the surrounding area in which trees and vegetation are a dominant feature.

The development therefore complies with Policy EN1 from the Structure Plan, which requires development to sustain, conserve and, where possible, enhance the character, local diversity and quality of the landscape and natural and built environment, and Policy GD1 from the Local Plan, which supports development only where (ii) it is in keeping with and does not unreasonably harm the amenities of adjoining properties and (iv) it respects and does not detract from the character and appearance of the locality.

Impact on the AONB

Crowhurst Primary School occupies a well-defined, self-contained site and forms an attractive part of the rural surroundings. As mentioned above, the proposed development is to be located to the rear of the school buildings and is of such a size as to not make any impact on the school's appearance from any public area. Impact on the surrounding landscape is therefore negligible. Accordingly, the development is judged to be in accordance with Policy EN2 from the Structure Plan and Policy DS1 from the Local Plan, both of which aim to conserve and enhance landscape quality and character in the High Weald AONB by minimising the impact of any development.

Waste Minimisation

A waste minimisation statement forms part of this application, which outlines that the windows and glazing will be removed as a whole unit and disposed of at a registered tip and that if possible, the glass will be recycled. Tarmac will be disposed of at a registered tip and any useable spoil from the canopy foundations will be used to in-fill ruts or dips in the adjoining grassed areas at the end of the project. The development is therefore in accordance with Waste Local Plan Policy WLP11, which requires development proposals to minimise, re-use and recycle waste generated during the demolition and construction phase, and Policy W10 of the Structure Plan, which seeks to reduce waste arising from new building projects.

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.

This development will result in an improved facility for the school and have no detrimental effect on the AONB. It will not be readily visible from any public area and has been judged to be of a design that is sympathetic to its surroundings. It is therefore appropriate to recommend that this application is approved.

The proposal complies with Policy EN1, Policy EN2 and Policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2002 as modified, and with Policy DS1 and Policy GD1 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

8.1 To recommend the Planning & Highways Sub Committee to grant planning permission 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 (V6) The development shall take place in accordance with the Waste Minimisation Scheme submitted with this application.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2002 as modified and Policy W10 of the East Sussex and Brighton and Hove Structure Plan 1991-2011.

BOB WILKINS
Director of Transport and Environment
06 February 2006

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Local Member: Councillor Field

BACKGROUND DOCUMENTS

East Sussex Brighton & Hove Structure Plan 1991-2011
Rother District Local Plan, Revised Deposit, November 2003
East Sussex and Brighton & Hove Waste Local Plan Second Deposit April 2002 as modified