

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... date 26.6.03

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

..... date 26<sup>th</sup> June 03

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Report by	<b>Director of Transport and Environment</b>
Proposal	<b>Retrospective Retention of one double mobile classroom.</b>
Site Address	<b>Uplands Community College, Uplands, Wadhurst.</b>
Application No	<b>WD/2213/CC</b>
Applicant	<b>Director of Education</b>
Key Issues	<b>i) Design and Siting. ii) Impact on Residential Amenity.</b>

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### **RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:**

**Under the powers delegated to me by the County Council I resolve to grant planning permission subject to the conditions set out in the recommendation.**

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### **CONSIDERATION OF RELEVANT PLANNING MATTERS**

#### **1. The site and surroundings.**

Uplands Community College is located in a mainly residential area of Wadhurst, it is accessed by a gate on the south side of Lower High Street. The College consists of large two-storey buildings with brick elevations and flat roofs.

The mobile unit is between two permanent school buildings, and is largely concealed from the view from Lower High Street and the adjoining residential properties.

#### **2. Proposal**

The applicant seeks retrospective planning permission to retain one double mobile classroom for two years (until 2005). Permanent accommodation is being developed with an anticipated completion date in 2004. This will allow for the removal of this double mobile unit from the site.

#### **3. Site history**

1993 – Temporary permission granted – WD/1344/CC – Repositioning of mobile classroom unit.

1999 – Temporary Permission granted – WD/1439/CC/1 - Retention of temporary mobile classroom unit – This permission expired on 30 April 2002.

#### **4. Consultations and representations**

Wealden District Council – Raise no objections.

Wadhurst Town Council – Raise no objections.

Neighbours – Raise no objections.

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

East Sussex and Brighton and Hove Structure Plan 1991-2011: Policy S1 (sustainability) and EN1 (environment).

Waste Local Plan Second Deposit Draft, April 2002: No relevant policy issues.

Wealden Local Plan Review First Deposit Draft, 2003: Policy BE1.

#### **6. Summary of Policy Issues**

Policy EN1 of the East Sussex Brighton & Hove Structure Plan seeks to ensure that development sustains, conserves and where possible enhances the character, local diversity and quality of the landscape and the natural and built environment. Policy S1 seeks to ensure a sustainable approach to development.

There are no relevant policies for this development in the Waste Local Plan.

Policy BE1 in the Wealden Local Plan Review First Deposit Draft seeks to ensure that the size, shape, height, massing, scale and proportions of development are compatible with the character of its surroundings or enhance the appearance of the locality and that there will be no adverse impact on the privacy and amenities of adjoining properties or the immediate locality.

#### **7. Considerations**

##### Design and Siting.

The mobile classroom is of standard design, with green timber cladded elevations with a textured finish, white PVCu windows and a flat, black roof.

The unit is situated between two permanent school buildings and is largely screened from view from the residential area.

While the building has no particular design merit, it is considered that it is acceptable in terms of its visual impact due to the shielding by the surrounding buildings and the innocuous appearance of the unit.

##### Impact on Residential Amenity.

By virtue of the screening provided by the permanent school buildings the proposed retention of the mobile classroom would not cause unacceptable detriment to the residential amenities enjoyed by the occupiers of the surrounding dwellings.

#### **8. Conclusion**

For the reasons set out in the considerations, the proposed development is deemed to be in accordance with the policies in the Structure Plan and Wealden Local Plan. It is also considered that the retention of this mobile classroom would not give rise to unacceptable impact on the locality during the period of the temporary consent.

## **9. Recommendation**

For the reasons above it is considered appropriate to grant consent for the retention of the temporary mobile classroom subject to the following conditions:

1. The mobile unit hereby approved shall be permanently removed from the site no later than two years from this date of consent.

Reason: In the interests of visual amenity and to secure the removal of this temporary structure.

BOB WILKINS  
Director of Transport and Environment  
20 June 2003  
Policy: Delegated-WD2213CC

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## **BACKGROUND DOCUMENTS**

WD/1344/CC  
WD/1439/CC/1

