

26. ST PAUL'S C E PRIMARY SCHOOL, HORNTYE ROAD, ST LEONARDS-ON-SEA -
PROVISION OF A NEW MUSIC AND PERFORMING ARTS REHEARSAL AND
PERFORMANCE CENTRE, TWO PRACTICE ROOMS AND ANCILLARY
ACCOMMODATION, FOR SCHOOL AND COMMUNITY USE AND ALTERATION
OF EXISTING ACCESS, FORMATION OF NEW PEDESTRIAN ACCESS AND
PROVISION OF PARKING FOR 18 CARS - HS/2063.CC

26.1 The Sub Committee considered a report by the Director of Transport and Environment. It was reported that Sport England and the Crime Prevention Design adviser had raised no objections.

26.2 RESOLVED - to grant planning permission subject to the following conditions if, after further consultation with the Highway Authority, the Director of Transport and Environment is satisfied that either the 18 parking spaces to be provided as part of the development will meet the required parking standards or that adequate provision can be made within the site or on other land nearby.

1. The development hereby permitted shall be begun not later than the expiration of 5 years from the date of this permission.

Reason: To comply with S91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be used other than as a music and performing art rehearsal and performance centre, two practice rooms and ancillary accommodation for educational and community projects.

Reason: In the interests of the amenity of the adjoining residents.

3. No development shall take place until samples of the type and colour of the materials to be used in the development have been submitted to and approved in writing by the Director of Transport and Environment.

Reason: To ensure the proper development of the site and in the interests of visual amenity.

4. All existing trees on the boundary with Amherst Road and the retained existing hedge along the boundary separating the playing field from the school site, shown on drawing number BLA3 202 B received 9 July 2000, shall be retained and maintained. If within a period of five years from the date of this permission any tree, shrub or hedge shown on the approved plan is

lopped, topped, removed, uprooted, or become diseased or is seriously damaged or dies, another tree of the same species as that originally planted shall be planted in the same place unless the Director of Transport and Environment agrees in writing to any variation.

Reason : In the interests of the visual amenity of the adjoining residents.

5. No development shall commence on the site until a 1.2m high chestnut paling fence has been erected at the limit of the crown spread of trees along the boundary with Amherst Road throughout the length of the playground area. This shall be retained and maintained in good condition until the construction works have been completed on the site. No excavated soils, spoil, construction or other materials shall be placed between this fence and the trunk of any of the trees.

Reason: To protect the trees during construction in the interests of the visual amenity of the adjoining residents.

6. No development shall take place on this site until a full landscaping scheme, comprising a plan to a minimum scale of 1:500 for the new car parking area, shown on Drawing no BLA 202B received 9 July 2000, indicating the position and specie of planting proposals within the car park and adjacent areas has been submitted to and approved in writing by the Director of Transport and Environment. The approved scheme shall be fully implemented by the end of the next planting season following the completion of the development.

Reason : In the interests of visual amenity.

7. The development hereby permitted shall not be occupied until the access and car parking area including all hard landscaping, retaining walls and footways have been constructed in accordance with Drawing no BLA 202B received 9 July 2000 and details specified in conditions 8 and 9 of this permission.

Reason : To ensure the proper development of the site.

8. The gradient of the proposed vehicular access shall be no greater than 1 in 20 for the first 10 metres from the gates into the site.

Reason : To reduce the risk of over run onto the public highway

9. The entrance gates shall only open inwards onto the site.

Reason : In the interests of roads safety.

10. While construction work is being carried out no mud or debris shall be carried onto the highway.

Reason: In the interests of road safety

11. The modified vehicular access from Amherst Road shall not be used until the school zone traffic calming scheme has been completed.

Reason: In the interests of highway and pedestrian safety.

12. The development shall not be used until a pedestrian barrier has been erected on the footway adjacent to the new pedestrian access onto Amherst Road in accordance with details approved in writing by the Director of Transport and Environment.

Reason: In the interests of road safety.

13. No development shall take place until a scheme for the disposal of surface water, which ensures all surface water from roofs shall be piped direct to an approved surface water system using sealed down pipes, has been approved in writing by the Director of Transport and Environment and no building shall be occupied until such works have been carried out in accordance with approved details.

Reason: To ensure satisfactory drainage of the site and to prevent an increased risk of flooding.

14. No Construction work nor any associated activity shall be carried out other than between 08.00 and 18.00 Monday to Friday and not at any time on Saturdays, Sundays and Bank and Public Holidays

Reason : In the interest of the amenities of adjoining residents.

15. For the full duration of the construction works no mud or debris shall be carried onto the highway.

Reason: In the interests of road safety

16. If archaeological remains are found while construction or other works associated with the development are being carried out, the developer shall immediately notify the Director of Transport and the Environment in writing and shall allow an archaeologist nominated by the County Planning Authority access to the site at all reasonable times allowing him to observe the excavations and record items of interest and any finds.

Reason: in order to provide a reasonable opportunity to record the history of the site.

17. The development hereby approved shall not be used other than between the hours of 08.00 and 22.00 hours.

Reason: In the interests of the amenity of adjoining residents.

The Development Plan policies of relevance to this decision are:

policies S1,LT18, TR1, TR3 & W9(b) East Sussex and Brighton and Hove Structure Plan 1991-2011.

policies WLP11 East Sussex and Brighton and Hove Waste Local Plan First Deposit.

East Sussex Local Plan Revised Deposit Draft - December 2000.