

## DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [REDACTED] ..... date 11.6.03

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

..... [REDACTED] ..... date 11/6/03

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

Proposal: **Retrospective retention of one single mobile classroom and one double mobile classroom.**

Site Address: **Jarvis Brook School, Hadlow Down Road, Jarvis Brook Crowborough**

Application No: **WD/2205/CC**

Applicant: **ESCC – Education Department**

Key Issues: **i) Design and Siting  
ii) Need**

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

**Under the powers delegated to me by the 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**

Jarvis Brook School is located in the south eastern part of Crowborough to the east of the railway line. The land to the south and east of the site is predominantly rural in character with the town of Crowborough to the west and north of the site.

The school comprises a Victorian house used as offices to the north end of the site and a single storey flat roofed main building in the centre of the site. This building appears to have been designed and built in the early 1970's.

There are two mobile classroom buildings on the site, one single and one double. Planning records show the buildings have been on the site since before 1974.

The site slopes steeply up towards the south east and the building car park and playing field are cut into the hillside in a series of terraces.

#### **2. The Proposal**

The applicant seeks retrospective planning permission to retain the mobile classrooms in their existing positions until March 2008.

## **2. Site History**

1970 – Granted – ESX/1400 – Site approved for educational purposes

1973 – Granted – ESX/1670 – Single storey primary school.

1974 – Granted - 27/CC – Retain existing single mobile classroom and erect double mobile classroom. Temporary consent until 24 October 1979.

1980 – Granted – 27/CC/1 - Retain existing single mobile classroom and double mobile classroom. Temporary consent until 23 January 1983.

1983 – Granted – 27/CC/2 - Retain existing single mobile classroom and double mobile classroom. Temporary consent until 8 February 1986.

1985 - Granted – 27/CC/3 – Retention of a single mobile classroom and a double mobile classroom. Temporary consent until 8 February 1989.

1989 - Granted – 27/CC/4 - Retention of a single and double mobile prefabricated classroom units. Temporary consent until 8 February 1994.

1996 – Granted – 27/CC/5 - Retention of a single and double mobile prefabricated classroom units. Temporary consent until 31 January 2001.

## **4. Consultations and Representations**

Wealden District Council – No objections to the proposed retention

Crowborough Town Council – Support the application.

Neighbours – No representations received.

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

East Sussex Brighton & Hove Structure Plan 1991-2011: Policy S1 (Sustainable Development), ENV1 (The Environment)

Wealden District Local Plan: Policy EN27 (Design)

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

Policy S1 of the East Sussex Brighton & Hove Structure Plan 1991-2011 seeks to ensure that all new development is environmentally sustainable and complies with 21 identified criteria including minimizing the impact on the environment. Policy ENV1 is concerned with the environment and requires development to sustain, conserve and, where possible, enhance the character, local diversity and quality of the natural and built environment.

Policy EN27 of the Wealden District Local Plan is concerned with design and requires proposals to be in keeping with the character of the environment and have a high quality of design, materials and landscaping.

## **7. Considerations**

Design and Siting

The mobile classrooms to be retained are of an older design with pitched felt roofs and dark stained timber clad elevations. The design of these buildings is basic, utilitarian and almost entirely without architectural merit.

The double mobile unit is located to the west of the main school building and is linked to it by means of a upvc framed porch which spans the gap between the two buildings. This gives the mobile classroom a permanent appearance as it has been attached to the main building in a permanent manner. The building is not readily visible from outside of the site by virtue of the drop in ground level from Hadlow Down Road to this part of the site.

The single mobile classroom is in a dominant position and is readily visible from outside of the site. Both of the classrooms are in a good condition given their age.

While the buildings are of a poor design, and the single mobile is visually intrusive, the impact on the appearance and amenity of the surrounding locality is considered to be acceptable for a temporary period.

### Need

The building is fulfilling a recognized educational need to provide sufficient primary school places in the town of Crowborough. It has been noted that these buildings have been meeting this need since 1974. It is therefore considered that the permanent accommodation on the site is inadequate and a permanent solution to this problem should be a priority of the applicant.

### **8. Conclusion**

The mobile classroom buildings to which this application relates are not acceptable as permanent buildings. They have been on the site for at least 29 years and for the last 2 years have not had the benefit of planning permission. However, as the immediate removal of this building would lead to a shortfall in primary school places in Jarvis Brook, on balance it is recommended to allow the retention of the mobile building for a further 3 years to allow the applicant an opportunity to either replace the mobile classrooms with permanent accommodation or to reduce the demand for places at the school.

### **9. Recommendation**

For the reasons above it is resolved to grant retrospective planning permission for the retention of the temporary classrooms subject to the following condition:

1. The mobile units hereby approved shall be removed from the site and the land restored to its former condition no later than three year from the date of this consent.

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

### **INFORMATIVE**

It is considered unlikely that any further retention of this temporary building will be granted planning permission following the expiry of this consent unless substantial evidence is provided of a firm commitment to replace the temporary building with permanent accommodation.

Reason: The temporary mobile classroom has been on site since 1974's. It is considered that permanent accommodation must be provided if the need for additional accommodation continues beyond the period of this consent.

BOB WILKINS  
Director of Transport and Environment  
11 June 2003  
Policy:

Contact Officer: Luke Carter      Tel.No. 01273 481833

**BACKGROUND DOCUMENTS**

ESX/1400

ESX/1670

27/CC

27/CC/1

27/CC/2

27/CC/3

27/CC/4

27/CC/5