

Committee: **Regulatory
Planning Committee**

Date: **21 July 2010**

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

Proposal: **Extension to existing school pavilion to form new
children's centre.**

Site Address: **Ocklynge County Junior School, Victoria Drive,
Eastbourne.**

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

Application No. **EB/2909/CC**

Key Issues: i. **Need**
 ii. **Siting and Design**
 iii. **Effect on Residential Amenity**
 iv. **Traffic and Parking**
 v. **Waste Minimisation**

Contact Officer: **Maresa Kingston - 01273 336697**

Local Member: **Councillor Carolyn Heaps**

SUMMARY OF RECOMMENDATIONS

**1. To grant planning permission subject to conditions as set out in
Paragraph 8.1.**

CONSIDERATION BY DIRECTOR OF TRANSPORT AND ENVIRONMENT

1. The Site and Surroundings

1.1 Ocklynge School is situated in extensive grounds to the east of Victoria Drive, a main route leading into western Eastbourne. The site is an irregular shape of some 3.5 hectares with school buildings and hard courts to the north and playing fields to the south. The land rises gently to the east of the school site.

1.2 The school buildings are mainly two storeys, with yellow stock brick elevations and grey tiled roofs that overhang at eaves level. The school is located within a predominantly residential area, sharing its boundary with houses in Farlaine Road to the northern and eastern boundaries, Stuart Avenue to the southern boundary and Baldwin Avenue to the south west boundary.

1.3 The main access into the school is from Farlaine Road approximately 40 metres from its junction with Victoria Drive. There are also pedestrian entrances from Victoria Drive and Baldwin Avenue. The access into the school is along a narrow road flanked by hard courts, which leads to a parking area for up to 49 cars to the east of the school.

1.4 The application site comprises a single storey pavilion located to the south west of the main school buildings, close to the boundary with Victoria Drive. It is well screened with a low boundary wall, with hedging behind and a 2.1 metres high chainlink boundary fence behind that. Additionally, along Victoria Drive and Farlaine Road there are mature trees just within the boundary to the school site.

2. The Proposal

2.1 The proposal seeks planning permission for a new Children's Centre in connection with the Early Years Childcare and Extended Schools Service (EYCESS) provision. It is proposed to extend the existing pavilion building northwards, by a further 9.2 metres, retaining a depth of 8.1 metres similar to the footprint of the existing pavilion. The materials proposed for the extension will match those of the existing pavilion that has been extended previously, with the grant of planning permission in 2007, to provide changing facilities for sport events and rooms for extended school hours programme for the school and pupils attending nearby schools.

2.2 It is proposed to operate the Children's Centre between the hours of 11.00am and 3.00pm to provide a range of services, information and support in the local community for families with children under five. The applicant has advised that, currently, it is not envisaged the Children's Centre will operate on Mondays. Outside these hours the School pavilion will be open until 6pm Monday to Friday and will continue to maintain their Extended Schools Service providing a breakfast club, meeting rooms away from the main school and changing room facilities.

2.3 Access to the proposed facility will be via a new pedestrian entrance from Victoria Drive, which will result in a 2.1 metres wide gap in part of the existing boundary dwarf wall, hedge and steel fence that will be closed by a pedestrian barrier. Permeable block paving with recycled plastic border edging will be laid for the walkway that will lead to a covered porch area for the main entrance and a buggy park. Existing 2.05 metres high mesh fencing will be retained around the perimeter of the site with new re-aligned fencing halfway along the proposed walkway, together with new access gates to the Children's Centre. Level thresholds and approaches are proposed throughout for the new Children's Centre for disabled access.

2.4 The proposed extension will mimic the existing pavilion having a single storey, pitched roof, buff brickwork, white powder coated aluminium windows and doors, with a single ply membrane for the roof, coloured green to imitate weathered copper. The applicant has confirmed the roof will be slightly higher than the existing pavilion by 425mm.

2.5 The proposal does not include any additional parking. The applicant claims most users of the Children's Centre will be within walking distance of the centre. However, three part time staff will be required for the new facility. The applicant has advised that the staff car park to the north east of the School site has capacity to provide parking for 3 additional part time staff.

3. Site History

3.1 Granted – 2007 – EB/2599/CC. Extension and alteration of existing pavilion and enclosed play area.

3.2 Granted – 2006 – EB/2442/CC. Demolition of existing pavilion. Erection of new pavilion, single fenced multi use games area (MUGA) and four, 8 metres high floodlight columns in south west corner of school grounds. NOW EXPIRED

3.3 Granted – 2006 – EB/2458/CC. To provide additional cloakroom space at first floor level.

3.4 Granted – 2005 – EB/2458/CC. Single storey classroom to east elevation for special needs teaching.

3.5 Granted – 2005 – EB/2386/CC. Extension to car park to provide additional 17 car parking spaces (Retrospective).

3.6 Granted – 2001 – EB/2065/CC. Extension to form music room and store.

3.7 Granted – 1996 – EB1791/CC. Replacement and extension of existing building which houses a swimming pool.

3.8 Granted – 1989 – EB/1179/CC. Replacement of temporary hutted accommodation with two storey teaching block and additional hall.

4. Consultations and Representations

4.1 Eastbourne Borough Council - Raise no objection in principle to the proposed development, however reference is made to protective fencing for the duration of the building works, which should terminate at the boundary with the public footpath along Victoria Drive rather than between the hedge and dwarf brick wall, resulting in damage to the roots of the hedge. The trees should be monitored regularly after the completion of the development (a minimum of 10 years) as the growing conditions in the vicinity of the tree roots will be altered and will impact on the long term health of the trees. The provision of all services in the vicinity of the trees should be carried out in accordance with National Joint Utilities Group guidelines (NJUG 10) for installing services.

4.2 Sport England - Raise no objection to the proposal.

4.3 Highway Authority - Raise no objection to the proposal

4.4 County Archaeologist - The proposed development is situated within an Archaeologically Sensitive Area defining an area of Saxon and medieval activity. There are no objections to the proposal subject to a programme of archaeological works being submitted for approval prior to the commencement of any works.

4.5 Local Representations - Ten letters of objection have been received on various grounds including; questioning the need for a Children's Centre given existing facilities in the vicinity; the roof height of the proposed extension will not match the existing roof to the pavilion; the bulk of the new extension will result in a much larger building that will give way to a new community centre; increased noise and disturbance as a result of the location for the proposed Children's Centre; the extension will be allowed to be used for private hire, which will result in evening functions including a licensed bar resulting in noise and disturbance for local residents; vehicle access should be provided on site together with parking for staff, visitors and disabled designated parking; the proposal will result in increased traffic flows, pollution and congestion together with illegal, parking outside of the school; construction traffic and working hours need to be 07.00 – 18.00 Monday to Friday with no weekends or Bank Holidays; the trees along the front of the school need to be protected.

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

5.1 Eastbourne Borough Plan 2001-2011: Policy UHT1 (Design and New Development); UHT4 (Visual Amenity); UHT7 (Landscaping); HO20 (Residential Amenity); LCF18 (Additions to Existing Educational Establishments); NE5 (Minimisation of Construction Industry Waste)

5.2 East Sussex and Brighton & Hove Waste Local Plan 2006: Policy WLP11 (Reduce, Reuse and Recycle of waste)

6. Considerations

i. Need

6.1 The applicant has advised that the Indices of Multiple Deprivation identifies pockets of relatively disadvantaged people in the community served by Ocklynge School and, as such, Children's Centres are built at sites where they are easily accessible by those families living in disadvantaged areas.

6.2 The proposed Children's Centre will be operated by Early Years, Childcare and Extended School Services (EYCESS) and will provide services to children under the age of 5 and their families. These services will relate to health and parental support e.g. training courses, family drop-ins, assistance in finding specialist groups and services etc. Crèche facilities will be made available for a period of up to two hours during parental or related training. The applicant has advised that at no time will a parent leave their child at the centre. The parent and child will arrive and leave the building together.

6.3 The concerns raised by local residents with regard to the need for the Children's Centre has been addressed above. It is considered that, in principle, the proposed Children's Centre is acceptable and will complement the existing facilities offered by Ocklynge School and improve choice, encourage participation and help ensure a healthy sustainable local community.

6.4 Policies UHT1 and LCF18 of the Eastbourne Borough Plan aim to ensure that the development of such educational facilities provides suitable means of access for people with disabilities and mobility problems. The proposed Children's Centre is single storey and will provide level access throughout the building including the external areas, whereby a new pedestrian access will be created from Victoria Drive. Therefore the access provision for the new facility is welcomed and will satisfy these policies.

ii. Siting and Design

6.5 Policy UHT1 of the Eastbourne Borough Plan 2001-2011 requires all new development to satisfy a wide range of criteria in respect of design, access and impact on its surroundings. This is further endorsed by Policy LCF18, which seeks to ensure that additional education facilities within sites identified for educational use respect its surroundings and are accessible. Policy UHT4 requires proposals to have regard to their effect on visual amenity against certain criteria i.e. loss of natural screening, the degree to which additional screening enhances the surroundings and the erosion of local distinctiveness. Policy UHT7 states that development proposals should seek to make improvements to the physical environment whilst incorporating the protection of existing trees, hedges, shrubs and other natural features on site

6.6 The proposed extension will be consistent with the appearance of the existing pavilion in terms of materials to match existing. The specific details have not been provided by the applicant and the submission of such further details will need to be set out in a condition attached to any grant of planning permission.

6.7 The applicant has advised that due to the minimum accommodation for the Children's Centre and the requirements of such a facility, it will not be feasible to build a symmetrical building. Therefore, the pitched roof for the new extension will be approximately 425mm higher above the existing ridge heights to the existing pavilion. It is considered that the small increase in the height of the proposed extension will not be so significant as to detract from the overall appearance of the pavilion and will harmonise with the existing pavilion. In addition, the extended pavilion is not expected to be large and will not dominate or otherwise detract from the surrounding area, by reason of its siting or design.

6.8 The proposed extension will result in the building being sited close to an attractive line of Lime trees that make a significant screen along Victoria

Drive. It is likely that the proposed construction of the new walkway, entrance porch and buggy park will have some impact on the root protection area of the trees. The applicant has addressed these concerns by realigning the new access footpath mid-way between two existing trees, together with a reduction in its proposed width and the provision of permeable block paving, which will avoid any disruption or damage to the tree roots. The applicant has not submitted specific details with regard to the tree protection measures and such details should be required as a condition attached to any grant of planning permission. It is considered that the proposal will satisfy the above mentioned policies in terms of protecting the physical environment and the impact on the surrounding locality.

iii. Effect on Residential Amenity

6.9 Policy HO20 of the Eastbourne Borough Plan seeks to ensure that development, including extensions to existing buildings, do not result in any adverse impact on the amenities of occupiers of neighbouring residential properties in terms of loss of privacy, noise and disturbance.

6.10 Local residents concerns are noted including those fears expressed with regard to the potential for future use as a community centre with late night functions and the consequent loss of privacy and increased levels of noise and disturbance to nearby residents. In response to these concerns, the proposed Children's Centre will provide services to children under 5 years and their carers. The applicant has advised that such services relate to health and parental support and will not result in any disruption to the School's extended school activities that already take place within the building. The Children's Centre will be open between 11am and 3pm Monday to Friday. Outside of these hours the building will be used by the School for activities ancillary to the school including; teaching, meetings, changing facilities, breakfast and after school clubs that provide childcare for school aged children. As a result of there will be no adverse impact upon residential amenity.

6.11 The applicant has advised that, in common with the main school, the proposal will be available for letting to the local community. For example, the swimming pool is used by outside groups and martial arts groups use the school hall and theatre. However, the applicant has stated that the Pavilion is not particularly attractive for clubs and it is not expected that there will be a particular demand for its letting. Currently, there is regular use of the changing facilities and sports field on Saturdays (9am – 12noon) approximately 20 times a year with an additional 5 times during the Summer. It is not used on Bank Holidays.

6.12 Furthermore, with regard to the likely use of the pavilion as a community centre resulting in late night activity with a licensed bar, the applicant has confirmed that this is not proposed by the school. However, such a use would require a separate planning application and a licence to serve alcohol under separate legislation

6.13 The extended pavilion will remain as a school facility and its use will not lead to any substantially different impact to that which may occur from its current use. Therefore, the proposal will comply with Policy H020 of the Eastbourne Borough Plan.

iv. Traffic and Parking

6.14 Policy LCF18(c) in the Eastbourne Borough Plan seeks to ensure that proposals to extend educational facilities within sites identified for education use will be granted planning permission where the development provides good, safe and secure access by public transport, on foot and by bicycle and that appropriate provision is made for people with disabilities and mobility problems.

6.15 Concerns have been raised by local residents with regard to the additional demand for on street parking. The existing situation is that during the school day, car parking is at a premium, leading to illegal parking, congestions and disturbance for residents living in the roads surrounding the school site and that this situation will be aggravated as a result of the proposed Children's Centre.

6.16 The need to provide additional parking has been addressed with the applicant confirming that the location for the Children's Centre was as a result of an identified need for disadvantaged families to be within walking distance of the Centre and to alleviate concerns of families with transport difficulties. It is considered that most users will be within walking distance and as such parking will not be required. However, if walking to the Children's Centre will not be feasible, users will be able to use nearby public transport. In addition, the Children's Centre will operate between the hours of 11.00am and 3.00pm, which will ensure the main commuting and school pick-up and drop-off periods are avoided. Furthermore, in terms of staff parking, the existing staff car park to the north east of the school has capacity to accommodate an additional three staff vehicles. In terms of disabled provision, kerbside parking access to the Centre will be from Victoria Drive where there is nearby disabled, kerbside parking. Therefore, it is not considered that the proposal will result in any significant impact on the current parking situation. This is supported by the Highway Authority which has not raised objections.

v. Waste Minimisation

6.17 Policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan requires that all development has regard to the need to minimise, re-use and recycle waste generated in the construction phase of new developments. Policy NE5 of the Eastbourne Borough Plan 2001-2011 requires development to minimise construction industry waste.

6.18 The Site Waste Management Plan submitted with the application for the extension, states that existing walls and doorways will be demolished and that suitable materials being re-used with clean masonry being crushed on site to be reused as hardcore sub-base. Plasterboard and timber off-cuts will

be reused within the construction of the building where necessary. Glass, timber and metals will be collected by specialist contractors during the demolition phase, which will be sorted and separated for recycling. Soil from footings and other excavations will be retained and reused on site where possible. Materials will generally be sourced from local suppliers and to avoid waste the exact quantities of materials to be used for the proposal will be ordered.

6.19 This is considered to be a comprehensive approach to Site Waste Management and is in accordance with the underlying principle to 'reduce, re-use and recycle' that is compliant with the above waste minimisation policies.

7. Conclusion and reasons for approval

7.1 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.

7.2 The proposal will provide an important educational facility within the Ocklynge School area that will meet a recognised need within the community. It is considered that the proposal is well designed and will not harm the character or appearance of the area nor will it harm the amenities of neighbouring residential properties. The proposal therefore complies with Policies UHT1, UHT4, UHT7, HO20, LCF18 and NE5 of the Eastbourne Borough Plan 2001-2011 and with Policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan 2006.

7.3 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 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 and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No construction above ground shall take place until samples of the materials to be used in the construction of the external surfaces of the

extension hereby permitted have been submitted to and approved in writing by the Director of Transport and Environment. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development in the area, in accordance with Policy UHT1 of the Eastbourne Borough Plan 2001-2011.

4. In this condition `retained trees` means existing trees which are to be retained in accordance with the approved plans and particulars and paragraphs (a) and (b) below shall have effect until the expiration of 10 years from the completion of the development.
 - (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
 - (b) If any retained tree is removed, uprooted or destroyed, becomes seriously damaged or diseased or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Director of Transport and Environment.
 - (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and to BS 5837 before any equipment, machinery or materials are brought on to the site for the purposes of the commencement of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor any fires lit, and the ground levels within those areas shall not be altered, nor shall any excavation be made, or operations carried out without the prior written consent of the Director of Transport and Environment.

Reason: In the interests of visual amenity and to comply with Policies UHT4 and UHT7 of the Eastbourne Borough Plan 2001-2011.

5. Any trees, shrubs or hedges on the site which within a period of ten years from the occupation of the development are removed uprooted or destroyed or which become seriously damaged or diseased or die shall be replaced in the next planting season with others of similar size and species, unless the Director of Transport and Environment gives prior written consent to any variation.

Reason: To ensure for the proper integration of the development into the site and to comply with Policy UHT7 of the Eastbourne Borough Plan 2001-2011.

6. No development shall take place on the site until a written scheme of investigation and programme of implementation of archaeological work has been submitted to and approved in writing by the Director of

Transport and Environment. The development shall be carried out in accordance with the approved scheme which shall be implemented in full.

Reason: In order to provide a reasonable opportunity to record the history of the site and to protect valuable archaeological remains.

7. During construction on site no machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site other than between the hours of 08.00 and 18.00 on Mondays to Fridays and between 08.00 and 13.00 on Saturdays and not at any time on Sundays, Bank and Public Holidays.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with Policy UHT1 and HO20 of the Eastbourne Borough Plan 2001-2011.

Schedule of Approved Plans

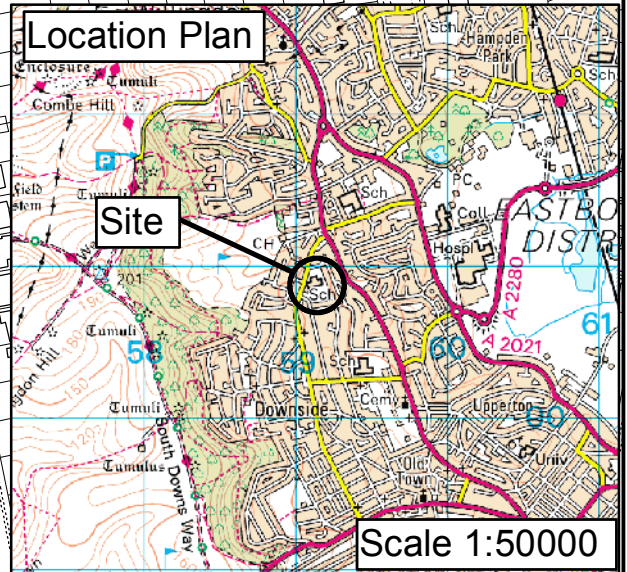
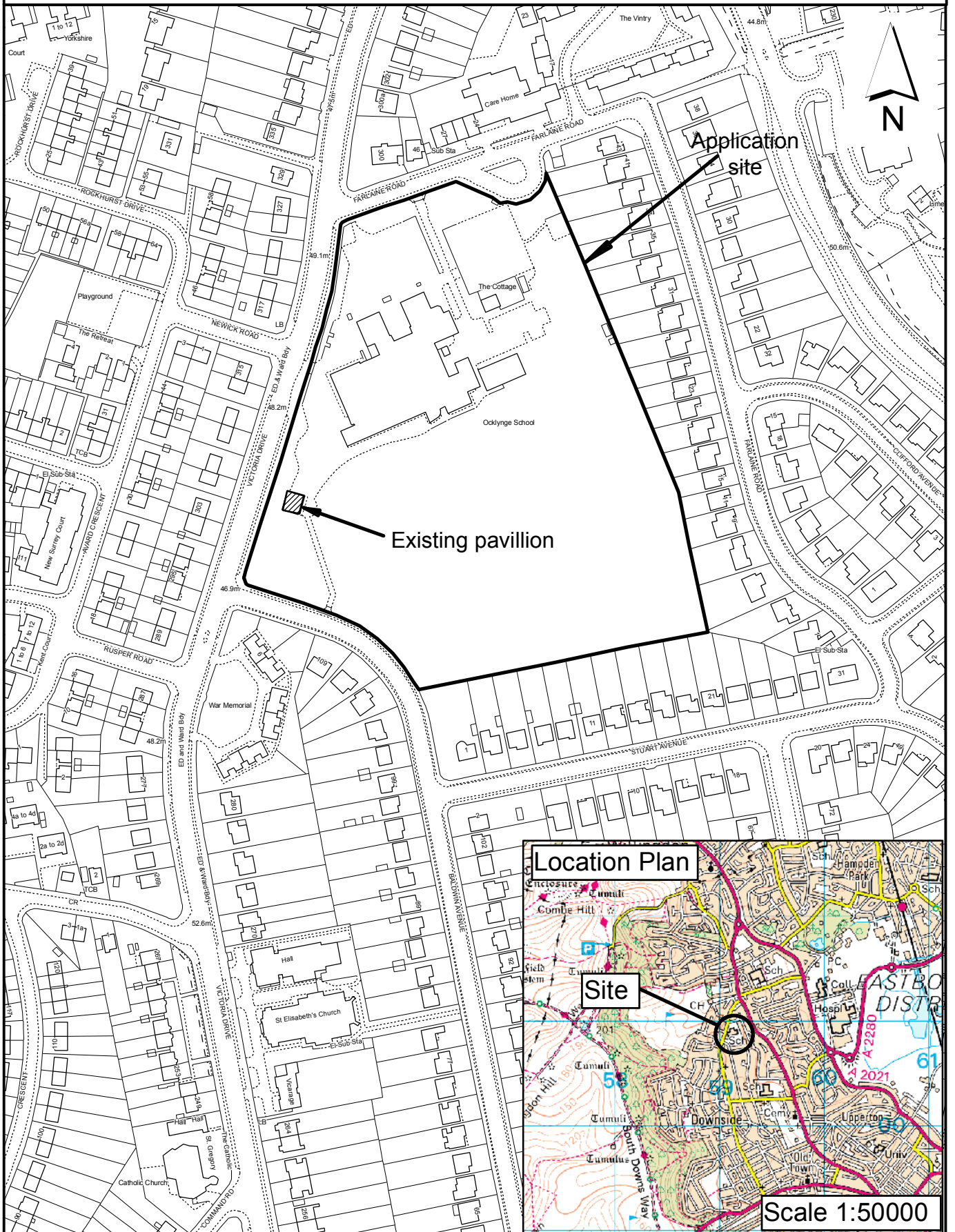
Site Location and Block Plan, Extension GA Pavilion Plans and Elevations

RUPERT CLUBB
Director of Transport & Environment
12 July 2010

BACKGROUND DOCUMENTS

Planning Application File
East Sussex and Brighton & Hove Waste Local Plan 2006
Eastbourne Borough Plan, 2001-2011

EB/2909/CC



Scale 1:2500

Rupert Clubb
BEng (Hons) CEng MICE
Director, Transport and Environment
East Sussex County Council

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
East Sussex County Council, 100019601, 2010