

Committee: **Regulatory
Planning Committee**

Date: **12 December 2007**

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

Proposal: **Construction of a new single storey pitched roof, timber framed and brick clad nursery building.**

Site Address: **South Malling C E Primary School, Church Lane, Lewes.**

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

Application No. **LW/2628/CC**

Key Issues: i) **Siting and Design**
 ii) **Highway Matters**
 iii) **Waste Minimisation**

SUMMARY OF RECOMMENDATIONS

1. To grant planning permission subject to conditions set out in paragraph 8.1

CONSIDERATION BY DIRECTOR OF TRANSPORT AND ENVIRONMENT

1. The Site and Surroundings

1.1 South Malling School is situated in a residential area on the north-east edge of Lewes. It is bounded to the south and west by semi detached, two storey residential properties and by two detached houses to the north-east. The A26 Malling Hill passes the eastern school boundary and Church Lane runs along the northern boundary.

1.2 The site is arranged with the main school buildings in the south-eastern corner of the site with playing fields to the west on lower ground, accessed by steps and a ramp. There is double mobile classroom on the far south-eastern edge of the school site adjacent to Malling Hill. A small play area is sited near to the school on southern edge of the playing field and there are maturing trees situated along the boundaries. The school site falls from the north east to the south west with steep banking along the southern and western boundaries.

1.3 The main school building is single storey with pitched felt roof, walls of brown brick and white pvc window frames. The main pedestrian and vehicular access is off Church Lane.

2. The Proposal

2.1 The proposal is to erect a single storey detached building for a 24 place nursery currently operating within the school premises. The new building, providing 143 m² gross floorspace, would be sited at playing field level immediately south west of the school with the existing ramp, linking the two levels, altered to provide a gentler gradient. This part of the site was occupied by a temporary classroom until 2005. The Design & Access Statement accompanying the application specifies interlocking grey concrete roof tiles for the pitched roof, white upvc framed windows and medium multi stock facing bricks.

3. Site History

3.1 2007 – LW/2556/CC – Granted. Installation of 3 pergolas - wooden construction, each measuring 9.6 metres by 4.8 metres at 2.4 metres high, to south and western boundaries of School playing field.

3.2 2007 – LW/2327/CC/1 – Granted. Retention of 1 double mobile classroom.

3.3 2004 - LW/2327/CC - Granted. Erection of temporary accommodation for 2 classrooms.

3.4 2001 - LW/321/CC/5. Granted. Retention of existing mobile classroom unit.

3.5 1995 - LW/321/CC/4. Granted. Retention of existing mobile classroom unit.

4. Consultations and Representations

4.1 Lewes District Council; does not have any objection to the proposal

4.2 Lewes Town Council; whilst welcoming a permanent home for the nursery the Council consider the proposed design dull, uninspiring and unsuited to occupation by young children.

4.3 Cllr. Rosalyn St Pierre; Supports the proposal but would wish to see a crossing on Church Lane.

4.4 Sport England; raise no objection

4.5 Sussex Police Crime Prevention Design Adviser; the location is a medium risk crime area. The nature of the proposed use demands that security features high on the agenda starting with the main entrance which should be controlled from the main office.

4.6 Highway Authority; no comment as the proposal is for the upgrading of existing accommodation and does not affect numbers at the school. Proposal would not warrant the need for a crossing.

4.7 Local Representations; none received.

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

5.1. East Sussex and Brighton & Hove Structure Plan 1991-2011: Policies S1 (sustainability), EN1 (environment), TR3 (f) (accessibility).

5.2. Lewes District Local Plan 2003: Policy ST3 (design, form and setting of development), ST6 (disabled access),

5.3 East Sussex and Brighton & Hove Waste Local Plan 2006: Policy WLP11 (minimisation of construction waste)

6. Considerations

Siting and Design

6.1 Policy S1 of the Structure Plan seeks to ensure that development meets various criteria aimed at promoting and securing sustainable development. Policy EN1 is concerned with the impact on the local environment. Policy ST3 of the Lewes District Local Plan sets out a range of criteria with which development requiring planning permission will be expected to comply in respect of design, siting, layout and impact on amenity. Policy ST6 of the Local Plan and Policy TR3 (f) of the Structure Plan requires proposals to allow for ease of access to and around new buildings.

6.2 The position of the proposal is largely dictated as the only practical option by the constraints of the site. There are no alternatives at the level of the school buildings. At the chosen level, any siting further west or north increases intrusion onto the playing fields and any siting further south would start to intrude into the outlook for neighbours to the south, as well as increase distance from the school. The precise siting applied for thus represents the optimum in terms avoiding adverse impact on neighbours and minimising impact on playing fields whilst maintaining proximity to the main school.

6.3 The comments of the Town Council about the design are noted. The Design & Access Statement sets out the process of consultation by the applicant that took place prior to formal submission of the application. This consultation included the school, governors, County Council Early Years and Childcare Services. In terms of its appearance, whilst not a 'landmark' building, it will not appear out of place in its context. It is in scale with the main school and proposes similar materials, such as brick and upvc, and is of a form with pitched roof that is typical of the area. Its siting is some 70 metres from the Church Lane boundary therefore the impact of the building in terms of its appearance will be limited to within the school site.

6.4 Although it will be on a level lower than the school entrance the proposal includes a re-configuring of an existing ramp to reduce the gradient, remove the continuous fall and add a handrail. The building itself will be accessible with flush thresholds and wide door openings.

6.5 The proposal is therefore considered to satisfy the aims of relevant development plan policies in terms of its siting and design. The Design & Access Statement is considered satisfactory.

Highway Matters

6.6 The comments of the local County Councillor are noted although as the Highway Authority state this proposal does not warrant a crossing on Church Lane because the nursery is already operating from the school. The proposal does not, in itself, change the numbers of staff or children at the school and therefore a crossing on Church Lane could not justifiably be required as part of the proposal.

6.7 The school does have an approved Travel Plan which states that the hours of the school and nursery are staggered. It also acknowledges the traffic issues arising in Church Lane partly from parents but also from the relatively high levels of traffic related to Police Headquarters further along Church Lane. The Travel Plan aims to increase walking and cycling to the school and to make the area around the school a safer environment by addressing the speed of traffic and the number of parked cars around the school. The Travel Plan is due for first review in December this year.

Waste Minimisation

6.8 Policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan 2006 seeks to minimise use of raw materials in construction projects in the first place as well as encouraging re-use and recycling.

6.9 The application is accompanied by a Waste Minimisation Statement which states that only the correct amount of material will be ordered in order to minimise potential for waste at source. Timber will be ordered from sustainably managed sources. Separate skips will be provided on site for any general waste, timber and plasterboard and any excess that may occur will be returned to stock. Packaging will be returned for re-use. Soil arising from excavation will be re-distributed around the site with any that cannot be re-used in this way will be disposed of at approved sites.

6.10 This approach generally satisfies the underlying principle of 'reduce, reuse and recycle' and is therefore considered to accord with Policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan 2006.

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 is acceptable in its siting, design and minimisation of waste during construction and therefore complies with Policies S1, EN1 and TR3 (f) of the East Sussex and Brighton & Hove Structure Plan 1991-2011; with Policies ST3 and ST6 of the Lewes District Local Plan 2003 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 plan.

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 shall be implemented in accordance with the submitted Waste Minimisation Statement, dated 11th September 2007.

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 2006.

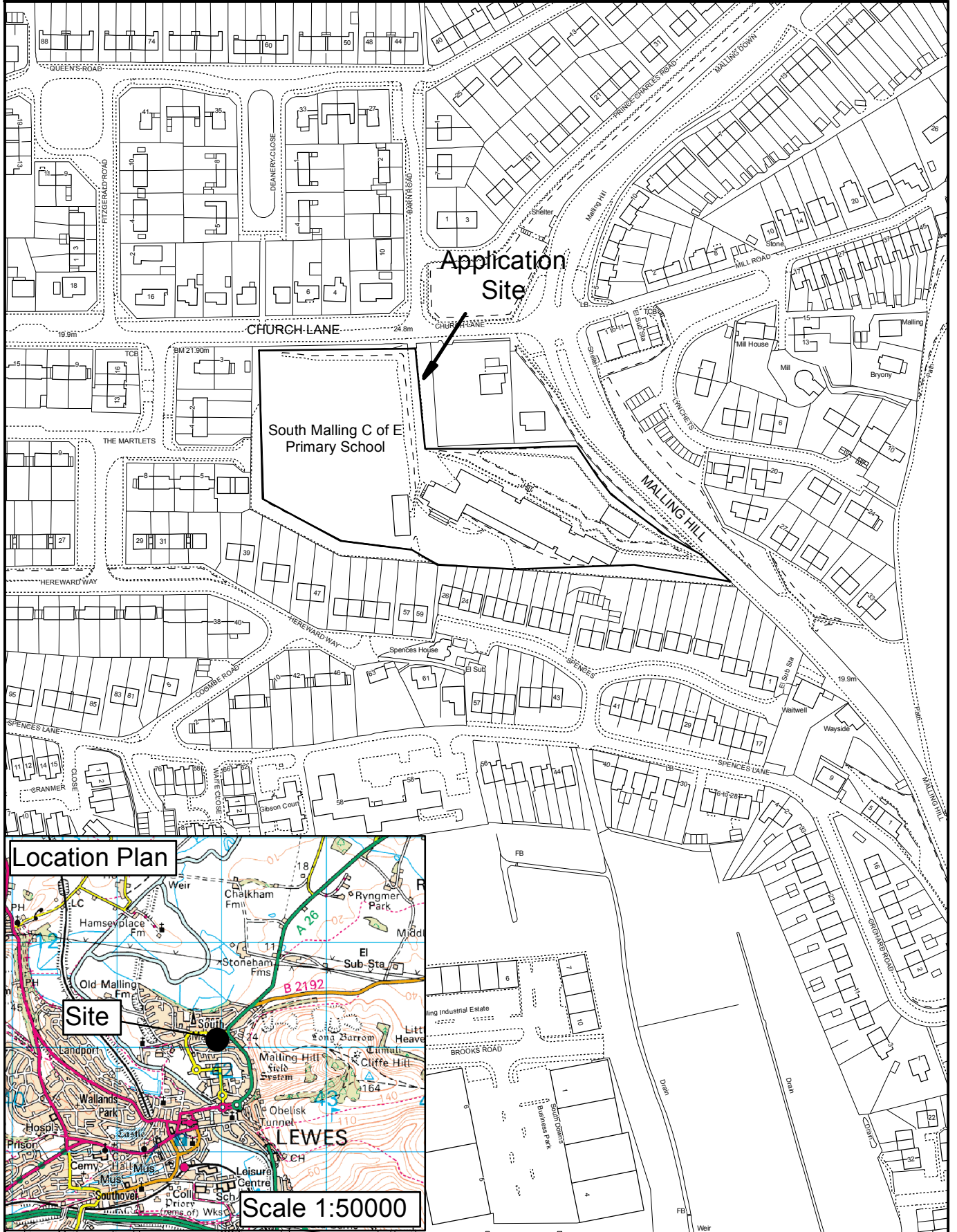
RUPERT CLUBB
Director of Transport & Environment
4 December 2007

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Local Member: Councillor Rosalyn St Pierre

BACKGROUND DOCUMENTS

Planning Application File
Development Plan

LW/2628/CC



Scale 1:2500

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