

App.No: 140169 (CCC)	Decision Due Date: 14 March 2014	Ward: St Anthonys
Officer: Jane Sabin	Site visit date: 28 February 2014	Type: County Council
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: N/A		
Weekly list Expiry: 17 March 2014		
Press Notice(s): N/A		
Over 8/13 week reason: N/A		
Location: Tollgate Junior School, Winston Crescent, Eastbourne		
Proposal: Temporary planning permission (August 2018) for the siting of a single mobile classroom on the grass area to the west of the main schoolbuilding.		
Applicant: East Sussex County Council (Director of Childrens Services)		
Recommendation: No objections be raised		

Executive Summary

This application has been deferred from delegated to full planning committee so that Members can discuss the merits of tuition space in temporary accommodation.

The site and visual impacts of the mobile classroom are considered appropriate and do not give rise to any material harm to the site and or surrounding area.

The decision on the suitability of this nature of accommodation will be made by the County Planning Department, however it is considered that EBC should raise no objections to this proposal.

Planning Status:

School

Relevant Planning Policies:

Eastbourne Borough Plan 2001-2011

UHT1: Design of New Development

UHT2: Height of Buildings

UHT4: Visual Amenity

HO20: Residential Amenity

LCF17: Education Requirements

LCF18: Extension of Educational Establishments

Eastbourne Core Strategy Local Plan 2006-2027

B1: Spatial Development Strategy and Distribution

C13: St Anthony's & Langney Point Neighbourhood Policy

D1: Sustainable Development

D10A: Design

Site Description:

This small school was constructed in the 1970's and is typical of its time, with two storeys and a flat roof. It is accessed from a relatively narrow entrance in Winston Crescent and sited entirely behind the small parade of shops; the Crumbles Sewer separates the buildings from the playing field to the rear.

Relevant Planning History:

None relevant.

Proposed development:

The current application is submitted by ESCC Childrens Services to ESCC as the local planning authority; this council's views are sought on the proposal as a consultee.

Planning permission is sought to site a mobile classroom behind the school building on a grassed area currently used as part of a larger playground. The building would measure 9m by 8m, 3m to the eaves and finished in the usual "East Sussex Green".

The classroom is required to accommodate a large intake of pupils currently at St Andrews School in Seaside, who will be transferring to Tollgate in September for four years.

Consultations:

N/A

Appraisal:

The siting and size of the classroom is considered to be appropriate in terms of its relationship with the main school building and the impact on surrounding properties, which are largely industrial/commercial. The closest residential properties which would have any view of the unit at all are over 100m away and at an oblique angle. The only public viewpoint would be from a short section of Seaside where it crosses the Crumbles Sewer, and this would be at a distance of 150m, so that only a small section of it would be seen above the existing outbuildings adjacent to the boundary.

Human Rights Implications:

None.

Conclusion:

The proposed development is considered to have no adverse impact on visual or residential amenity, and is appropriate for a period of four years.

Recommendation: No objections be raised.