

<b>App.No:</b> 141078 (PPP)	<b>Decision Due Date:</b> 18 November 2014	<b>Ward:</b> Upperton
<b>Officer:</b> Richard Elder	<b>Site visit date:</b>	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b>		
<b>Neighbour Con Expiry:</b> 22 September 2014		
<b>Weekly list Expiry:</b> 9 September 2014		
<b>Press Notice(s):</b> 12 September 2014		
<b>Over 8/13 week reason:</b>		
<b>Location:</b> St Thomas A Becket Rc Junior School, 7 Tutts Barn Lane, Eastbourne		
<b>Proposal:</b> Erection of a single storey building situated between the Junior & Infant schools to create additional office, administration and staffroom space involving alterations to access road and associated landscaping.		
<b>Applicant:</b> St Thomas a Becket RC Infant & Junior School Governing Body		
<b>Recommendation:</b> Grant Planning Permission subject to conditions.		

**Executive Summary:**

The proposed development is considered to be acceptable and would not have an adverse impact access/parking at the site nor would the extension impact on visual or residential amenity, or highway safety, and it therefore complies with the relevant policies in the Eastbourne Borough Plan (Saved Policies 2007), the Core Strategy Local Plan 2013 and the National Planning Policy Framework.

The NPPF makes it very clear that sustainable development should be supported without delay.

**Planning Status:**

Educational establishment  
Willingdon Levels flood storage catchment area

**Relevant Planning Policies:**

National Planning Policy Framework 2012  
14. Promoting sustainable development  
7. Requiring good design

**Core Strategy Local Plan 2013**

B1 Spatial Development Strategy and Distribution  
C2 Upperton Neighbourhood Policy  
D8 Sustainable Travel

## **Eastbourne Borough Plan Saved Policies 2007**

UHT1: Design of New Development

UHT4: Visual Amenity

HO20: Residential Amenity

TR2: Travel Demands

TR11: Car Parking

LCF18: Extension of Educational Establishments

US4: Flood Protection and Surface Water Disposal

### **Site Description:**

This modern (1970's) single storey school building is principally visible from Prideaux Road (the section which connects Lewes Road to Kings Drive), and sits at a significantly lower level than the public highway. The building has been extended, as have all schools, and the grounds comprise a variety of surfaces and structures commensurate with primary school use.

The proposed building is to be sited on land between the two main school buildings and does not impact upon available land for recreational purposes nor access/car parking.

### **Relevant Planning History:**

130212

Demolition of existing prefabricated nursery building, and erection of a replacement timber framed "Home Lodge" building, together with new play area.

Approved conditionally 20 May 2013

EB/1983/0120

S/ST SPORTS PAVILION Approved Conditional 1983-04-26

EB/1972/0302 320 PLACE RC JUNIOR SCHOOL Approved Conditional 1972-05-11

EB/1971/0272 240 PLACE INFANTS SCHOOL, CARETAKERS HOUSE & SERVICE RD  
Approved Conditional 1971-05-06

000266 Construction of a tarmacadam hard play games pitch with 2.7m high enclosing fence. Planning Permission Approved conditionally 18/07/2000

10293 Provision of new single classroom and works to form new information technology suite. Planning Permission Approved unconditionally 07/08/2001

040017 Replacement of existing mobile classroom with new mobile classroom.  
Planning Permission Approved conditionally 23/02/2004

060037 Single storey extension to the front. Planning Permission Approved conditionally 27/02/2006

070260 Single storey classroom extension Planning Permission Approved conditionally 19/06/2007

080259 Extension to three existing ground floor classrooms to the south

elevation and relocation of timber pergola. Planning Permission Approved conditionally 24/06/2008

090811 Provision of asphalt surfaced, galvanised chain-link fenced, Playground adjacent to existing playground. Planning Permission Approved conditionally 12/02/2010

100013 Installation of pre-fabricated purpose designed pupil cycle shelter. Planning Permission Approved conditionally 10/03/2010

120414 Erection of a hexagonal gazebo Planning Permission Approved conditionally 28/09/2012

130212 Demolition of existing prefabricated nursery building, and erection Of replacement timber framed "Home Lodge" building, together with new play area. Planning Permission Approved conditionally 20/05/2013

130239 Erection of a fence. Planning Permission Approved conditionally 20/05/2013

940374 Erection of two single-storey extensions on south-east and south-west elevations. Planning Permission Approved conditionally 01/07/1994

960146 Single-storey addition to side of existing school. Planning Permission Approved unconditionally 19/06/1996

970341 Alterations to outside play areas and play equipment storage at existing school. Planning Permission Approved unconditionally 08/05/1997

970474 Single storey extensions to existing school. Planning Permission Approved unconditionally 15/05/1997

990692 Erection of single-storey prefabricated nursery classroom unit and retention of existing prefabricated classroom. Planning Permission Approved conditionally 01/06/1999

**Proposed development:**

The application has been submitted by the Diocese with the ambition of creating a through Primary School in the future.

The application proposes approximately 190sqm of new floor space providing improved reception, administration office and headmasters accommodation, staff and welfare accommodation for both schools.

The building is single storey and set below part flat roof incorporating roof lights and part mono-pitched roof and clad in facing brickwork and render.

The proposed building measures Width approximately 10m, Length approximately 24m located on land that separates the Junior for the Infants school. The scheme also

modifies the internal site access/car parking arrangements as part of the proposed building does utilize some hard surface access areas.

There is no details for soft landscaping only hard surfacing in the form of DDA compliant pathways to/from the existing school buildings.

There is no ambition that this proposal would increase the staff numbers of the number on the school role and thereby the quantum of existing parking is not changed by this proposal.

The applicant contends that if supported this extension would help to create a new shared identity for schools as they move into providing a unified through school.

### **Consultations:**

#### Internal:

County Archaeologist:- No significant archaeological remains are likely to be affected by this proposal.

Specialist Advisor (Planning Policy):- No response received

#### External:

#### Neighbour Representations:

1 Objection have been received and cover the following points:

- More appropriate to extend the car park
- During term times there is indiscriminate car parking
- Double yellow lines have no effect.

### **Appraisal:**

#### Principle of development:

There is no objection in principle to school/businesses wishing to extend/adapt/alter their accommodation to meet their changing needs and demands subject the size and design of the new development not adversely impact upon material planning considerations.

It is considered that there is adequate space within the site to accommodate the proposed extension.

#### Impact of proposed development on amenity of adjoining occupiers and surrounding area:

Given the location of the proposed extension between the two main school buildings and that it is recessed significantly from the main highways to the front of the site and also from Tutts Barn Lane it should not give rise to any material planning concerns in terms of impacting upon the long and short ranges views of the site/building.

#### Design issues:

The proposal design of the building is formed from/by a simple aesthetic taking its design cues from the design/fabric from the main school buildings (flat roofs/render and facing brickwork).

Given the design of the proposed building and its location within the site the scheme/development should not be visually intrusive and on design grounds is considered to be acceptable.

Impacts on trees:

There are no trees affected by this proposal.

Impacts on highway network or access:

This scheme does not impact upon any of the existing car parking arrangements at the school.

The applicants state that this proposal will not change/add to the number of staff at the schools nor add to the school role and as such there is no objection to the proposal on access and parking grounds.

Notwithstanding this it is considered that the operation of school may benefit from the formal adoption of a travel plan; this is to be controlled via planning condition.

Sustainable development implications:

This scheme proposed a permanent addition to the range of school buildings and will to some extent reduce the pressure/demands for demands for mobile accommodation at the site.

The building will be development to current building regulations and as such will comply with current thermal and acoustic requirements.

It is accepted that this site has parking and access issues, however the site is located on a main bus route linking the site to other parts of the town and also the Town Centre.

Given this is considered that the development is a sustainable form of development and therefore complies with the NPPF. The NPPF states that there is a presumption in favour of sustainable development and it advises that the sustainable development should be supported without delay.

Other matters:

Members will be aware of the significant planning history in relation to this site and there have been many applications for changes/alterations to the school buildings/plots over a number of years. It is accepted that there may be parking and access issues at the site, however Members should be mindful to determine this application solely on the material planning considerations that are relevant to this case.

The material planning considerations are outlined within this report.

**Human Rights Implications:**

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in

balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

**Recommendation:**  
**Grant Planning Permission**

Conditions:

Time limit

Travel Plan

Materials to match existing

**Appeal:**

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**