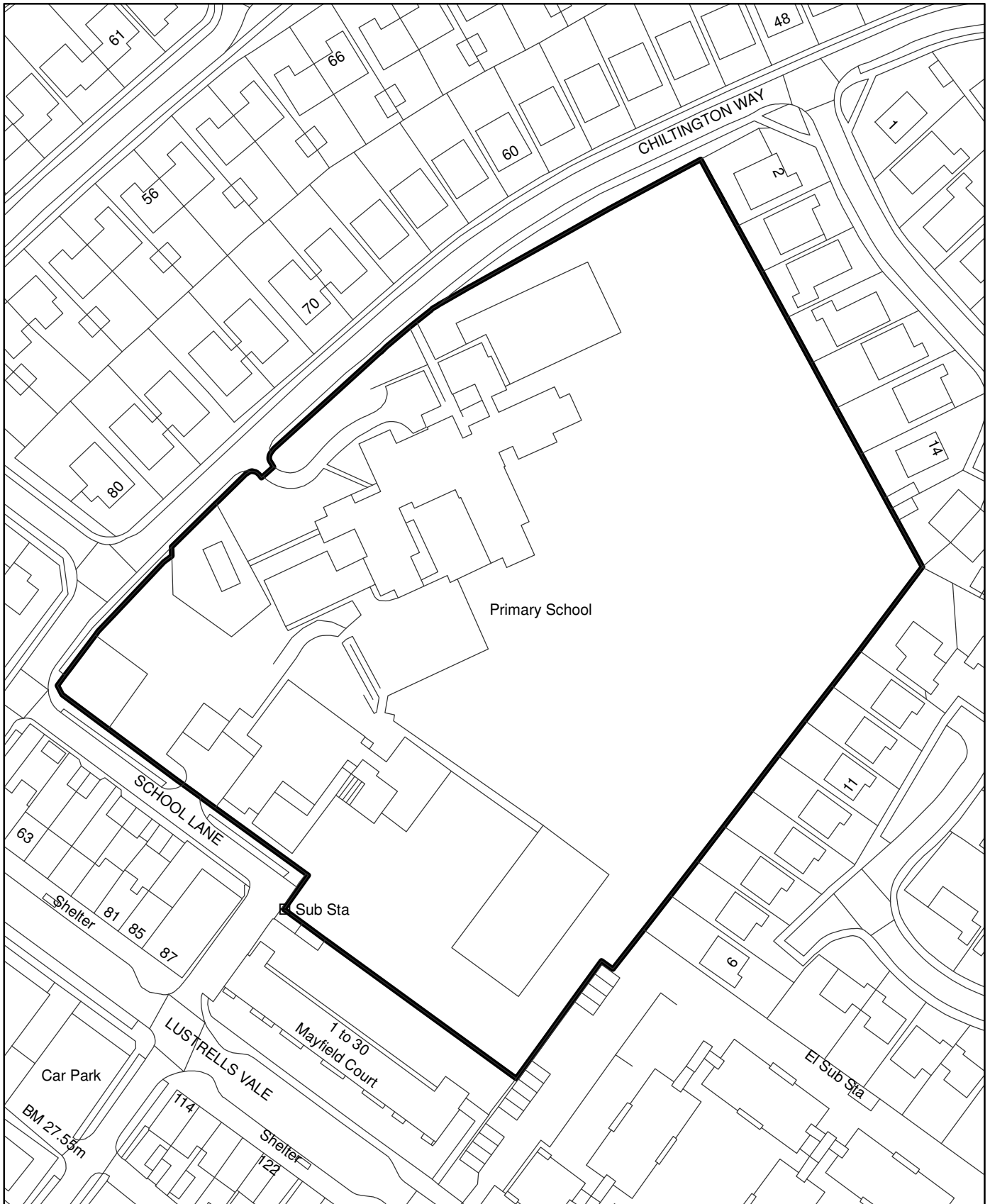


ITEM D

**Saltdean Primary School, Chilmington Way,
Saltdean, Brighton**

**BH2014/01162
Full planning**

25 JUNE 2014



**Brighton & Hove
City Council**

N



Scale: 1:1,250

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<u>No:</u>	BH2014/01162	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Saltdean Primary School Chiltington Way Saltdean Brighton		
<u>Proposal:</u>	Erection of two temporary classrooms with associated landscaping.		
<u>Officer:</u>	Adrian Smith Tel 290478	<u>Valid Date:</u>	10 April 2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	05 June 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Brighton & Hove City Council, Kings House, Grand Avenue, Hove BN3 2LS		
<u>Applicant:</u>	Brighton & Hove City Council, Martin Hucker, Kings House, Grand Avenue, Hove BN3 2LS		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to be **MINDED TO GRANT** planning permission subject to agreement with the National Planning Casework Unit and the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to Saltdean Primary School located on the south side of Chiltington Way. The school is set in its own grounds fronting Chiltington Way, with residential properties adjoining to the eastern, southern and western boundaries.

3 RELEVANT HISTORY

BH2013/01841- Erection of single storey modular building containing classroom, group room, toilets and store with covered link to existing building and landscaping. (Retrospective). Approved 14/08/2013

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of a single storey prefabricated building to the northeast part of the site to accommodate two classrooms and toilet facilities. The building is required for a temporary period of five years to accommodate an additional 30 pupils at the school.

5 PUBLICITY & CONSULTATIONS

External:

5.1 **Neighbours:**

Five (5) letters, including a petition signed by residents of **52, 54, 58 & 60 Chiltington Way** and **2 & 4 Effingham Close**, and the occupiers of **6, 8**

Effingham Close; and 52 & 60 Chilington Way, objecting to the proposed development on the following grounds:

- The classroom block should be located in a more discrete and less exposed part of the site, not on open playing fields
 - Increased parking pressure and traffic from additional pupils, parents and teachers
 - Loss of views of the playing field
 - The classrooms are not connected to the main school buildings therefore children's welfare will suffer in the wind and rain
 - Overlooking
 - The building is out of character with the area and unsightly
 - Loss of property value
- 5.2 **One (1)** letter has been received from **2 Effingham Close**, commenting that parking in the area is dangerous and obstructive to wheelchair users.
- 5.3 **One (1)** letter has been received from **45 Cissbury Crescent**, supporting the proposed development but stating that the building should be located away from the playing fields and raising concerns over traffic and parking levels.
- 5.4 **Sustainable Transport: No objection**
No objection subject to a condition requiring a travel plan.
- 5.5 **Sport England: Objection**
Whilst the proposed development results in a temporary loss of playing field, Sport England is minded to take a pragmatic view in light of the short period required. However, the chosen location requires to be reconsidered. Sport England would like to see the temporary buildings moved northwards towards Chilington Way. Sport England would also expect planning conditions to be imposed seeking the removal of the of the temporary building on a fixed date, and a further conditions requiring the land to be restored to playing field within 3 months of the removal of the development.
- 5.6 Subject to the development location being revised and the relevant planning condition being applied, Sport England would raise no objection to this application. However Sport England objects to the proposal in its current form.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);

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- East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR8	Pedestrian routes
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU10	Noise nuisance
SU13	Minimisation and re-use of construction industry waste
QD1	Design- quality of design and design statements
QD2	Design- key principles for neighbourhoods
QD14	Extensions and alterations
QD20	Urban open space
QD27	Protection of Amenity
HO19	New community facilities
HO20	Retention of community facilities
SR20	Protection of public and private outdoor recreation space

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD08	Sustainable Building Design

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the impact of the proposed on the character and appearance of the site and surrounding area, on the amenities of adjacent occupiers, and traffic issues. Matters relating to loss of property value and views are not material planning considerations.

Design and Appearance:

8.2 The application proposes a single storey pre-fabricated building to provide two classrooms. The building is required for a temporary period of up to 5 years to accommodate a 'bulge' intake of 30 children, raising the total number of children at the school from 450 to 480.

8.3 The building is to be located on sloping grassland adjacent to a hard play area towards the northwestern corner of the site, with a small area of hardstanding linking to the adjacent hard play area. This part of the site is open and clearly visible in views from Chilmington Way to the west. The temporary classroom would be in part disguised behind an existing timber gazebo and adjacent to an existing tree (which would be unaffected by the development) but would otherwise be a highly visible addition to the school grounds. As such it is a building form that would be harmful to the overall appearance of the site if proposed on a permanent basis. As it is, the building would be in situ for up to 5 years only and, having regard to the need to support the provision of school places in the area, is considered acceptable only on this basis. Residents have requested that the building be located in a more discrete part of the site adjacent to existing temporary classrooms to the south east. The applicants have provided an explanation of for the location proposed, stating that it is the only location possible that would provide both suitable drainage and hard surface access. On the basis that no better location is reasonably possible, together with the temporary nature of the structure, it is considered that the building on the site can be supported having regard policies QD1 & QD2 of the Brighton & Hove Local Plan.

Open & Recreational Space:

8.4 Local plan policy QD20 states that permission will not be granted for proposals that would result in the loss of important private or public open space; with policy SR20 aiming to protect important public and private outdoor recreation space. The policy states 'particular attention will be paid to the need to retain playing fields.'

8.5 The temporary classroom would be located on sloping grassland which forms the playing fields for the school. From the site visit it was clear that the main running track and play space is located to the east of the building and would not be disturbed. Given the slope of the land it is not sufficient to readily cater for other sports pitches. As such the loss of this parcel of grassland for a temporary period would not undermine the ability of the school to provide suitable sports pitches and facilities. Sport England have objected on the ground of loss of playing fields however, as detailed above, this is considered acceptable in this instance as no

substantial loss would occur in the short term. Conditions are attached to ensure the building is for temporary period only, with the land to be restored to its former condition afterwards. In this way any harm to playing field capacity at the school would be short term only.

Impact on Amenity:

- 8.6 The proposed classroom would be sited some 48m away from the nearest residential properties in Chiltington Way to the west, and 22m from the nearest residential properties on Effingham Close which adjoin the school site to the north. These separations are such that there would be no significant impact on amenity arising from the application therefore policy QD27 would not be compromised.

Sustainable Transport:

- 8.7 The Traffic Engineer considers that the amount of additional vehicular trips associated with 30 additional children at the school is unlikely to have a significant impact on the highway network, despite the surrounding streets being narrow and heavily parked at school drop-off and pick-up times. To help offset any increase in traffic and parking a condition is attached to secure an updated travel plan. No contributions towards sustainable transport infrastructure are sought in this instance given the nature of the application.

9 CONCLUSION

- 9.1 The modular classroom is acceptable on a temporary basis and would not unduly harm the visual amenities of the area. The development would provide improved school facilities without causing harm to neighbouring amenity through loss of light or outlook, or increased noise or disturbance. The development would not create a harmful traffic impact.

10 EQUALITIES

- 10.1 The application would enhance primary school education provision in the Saltdean area.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan	001	0	10/04/2014
Block plan	002	0	10/04/2014
Existing plan with levels	003	0	10/04/2014
Proposed plan	004	A	10/04/2014
Proposed elevations	005	A	10/04/2014
	006	A	10/04/2014

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2. The permission hereby granted shall be for a temporary period only, expiring on or before 25 June 2019.
Reason: The structure hereby approved is not considered suitable as a permanent form of development and to comply with policies QD1, QD20, SR20 of the Brighton & Hove Local Plan.
3. The temporary classroom hereby approved shall be permanently removed on or before 25 June 2019 and the land restored to its former condition immediately prior to the development authorised by this permission.
Reason: The structure hereby approved is not considered suitable as a permanent form of development and in order to safeguard residential and visual amenity and to comply with policies QD1, QD20 & SR20 of the Brighton & Hove Local Plan.
4. Within 3 months of occupation of the development hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers).
Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-
The modular classroom is acceptable on a temporary basis and would not unduly harm the visual amenities of the area. The development would provide improved school facilities without causing harm to neighbouring amenity through loss of light or outlook, or increased noise or disturbance. The development would not create a harmful traffic impact.
3. The applicant is advised that the travel plan required under condition 5 above should contain the following information:
 - i. Measures to promote and enable increased use of active and sustainable transport modes, including walking, cycling, public transport use, car sharing and Park & Stride, as alternatives to individual motor vehicle use;

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- ii. Identification of a nominated member of staff to act as School Travel Plan Co-ordinator to become the individual contact for the council's School Travel Team relating to the School Travel Plan; to convene a School Travel Plan (STP) Working Group.
- iii. Use of the BHCC STP guidance documents to produce and annually review the STP
- iv. Production of a SMART action and monitoring plan, which shall include a commitment to undertake annual staff, parent/carer and pupil travel surveys to enable the STP to be reviewed and to update the SMART actions to address any issues identified;
- v. A commitment to take part in the annual 'Hands Up' Mode of Travel Survey co-ordinated by the council's School Travel Team
- vi. Identification of mode-use targets focussed on reductions in the level of individual motor vehicle use by staff and parent/carers.
- vii. A commitment to reduce carbon emissions associated with nursery and school travel
- viii. Initiatives to increase awareness of and improve road safety and personal security
- ix. Evidence of dialogue and consultation with neighbouring residents and businesses
- x. Submission of an annual STP review document, following the annual travel surveys, to the Council's School Travel Team to demonstrate progress towards the identified targets