Recommendation Report for County Matter Consultation

REF NO: **A/100/17/WS**

LOCATION: St Wilfried's Catholic Primary School
Arundel Road
Angmering

PROPOSAL: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for a Double modular building to provide two classrooms, WCs, Cloakrooms and store cupboards. This application will be determined by West Sussex County Council.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above The proposed modular classroom would be 3.08 metres high with a floor area of 8.63m by 19.15m. The roof would have a slight 5 degree pitch and the external walls would be dark brown with pale yellow doors and fascia boards.
SITE AREA	0.18 hectare
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	2 metre hedging and close boarded wood panel fencing to school playing field.
SITE CHARACTERISTICS	Red brick built school building with sloping roofs facing onto Arundel Road with school playing fields behind where the proposed modular double classroom is to be located.
CHARACTER OF LOCALITY	The school is located at the edge of Angmering Village Centre close to various civic buildings including the library and church. The school buildings are within the Angmering Conservation Area facing onto Arundel Road however the location of the new modular class rooms would be in the school playing fields just outside the boundary. There are two public footpaths on either side of the school playing field which would afford limited views toward the proposer building.

RELEVANT SITE HISTORY

None relevant

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

N/a

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/a

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN
CLASS A ROAD
CONS AREA
BLDGS SPEC CHAR
NO PUBLIC SEWER

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN7	The Form of New Development
	AREA2	Conservation Areas
Publication Version of the Local Plan (October 2014):		D DM1 Aspects of Form and Design Quality
		D SP1 Design

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.
A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these is taking place 10 April 2017 to 5pm on Tuesday 30 May 2017. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used are material considerations in the determination of this planning application. The emerging Plan was submitted in January 2015 and the examination is currently suspended. The examination is due to re-commence in summer 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Kingston; Littlehampton; Rustington; Walberton; Yapton.

There are no specific policies in the Angmering Neighbourhood Plan relating to this type of development.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

LISTED/CA
Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This is a Regulation 3 planning application submitted to West Sussex County Council (WSCC) who will determine the application. Arun District Council is a consultee only for the application and it is not the role of Arun District Council to make a decision on the application.

The school and playing fields are located inside the built up area boundary and therefore the principle of development is acceptable subject to the proposal causing an adverse impact on residential or visual amenity and it preserving or enhancing the setting of the Angmering Conservation Area.

The proposed classroom would be in excess of 36 metres from the nearest residential property and no impacts on residential amenity would be likely to occur.

The proposal would not have a significant impact on the street scene being located behind the main school buildings, which face onto Arundel Road, at the edge of the existing school playing field. It would be marginally visible from public footpath on the north side, coming to within 2 metres of the public footpath at its closest point and south of the school playing field approximately 80 metres from the new building. It would be viewed from the footpath within the group of school out buildings and the rear elevations of the main group of brick built school buildings with a substantial tree belt in a cemetery immediately behind it beyond the public footpath with modern dwellinghouses beyond the school playing field to the north and west. The school outbuildings includes a modern perspex bike shed and a large glass geoedesic dome 8 metres in diameter approx. 4 metres in height, The modern shallow pitched roof design of the modular class room would not be out of character in this context.

Due to its design, scale setting and location the proposal is considered to preserve setting of the Angmering Conservation Area.

It is therefore recommended that no objections are raised to the proposal

RECOMMENDATION

NO OBJECTION