

REPORT UPDATE

Application No: EP/22/09/

Reason for the Update / Changes

Reason for Update/Changes:

Representations : Five additional letters of objection (including a petition with six signatures) There is already enough parking on road without evenings and Saturday mornings too. There is already a club attached to Lashmar Road which has social activities weekly and also a holiday club, so why is another needed?

To use the area as a link to Job Centre Plus and an access point to other county services is unacceptable on the grounds of a Junior School and in the vicinity of an elderly person's complex. Gardens are already strewn with beer cans and rubbish from young people hanging around in the alley at night and cars being vandalised. As many residents bedroom windows are on ground floor level, the disturbance and lack of privacy with people coming and going all day is a disturbing and unwelcome thought and one residents should not be burdened with. Proposal inflicts a social disaster on the two most vulnerable sectors of society, children and elderly.

Officers Comment:

No additional comments.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

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PLANNING APPLICATION REPORT

REF NO: EP/22/09/

LOCATION: East Preston C P School
Lashmar Road
East Preston

PROPOSAL: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the construction of new Children and Family Centre including access, car parking and external works (This application will be determined by WSCC)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Proposal is for provision of a detached single storey building within East Preston School grounds adjacent to

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and accessed from St Mary's Drive. The building would have a floor area of approximately 170 square metres. The facilities include parents/training room, meeting/medical room, internet café, store, toy library and offices. The centre would be open between 9am-6pm Monday to Friday and 9am-1pm on Saturdays. It is intended the Centre would integrate with the rest of the school functions whilst enjoying the benefits of its own independent identity, access and services.

It is intended that the club would provide a flexible community facility that encourages pupils and parents of East Preston Infants and Junior School as well as members of the wider community to use the services it offers such as child care, after school clubs, access to the internet and professional advisers.

The building would have painted render and brick elevations with a roof of bold roll roof tiles to match the existing school building.

The proposal includes provision of fencing to match the existing, covered cycle parking three parking spaces and a brick and timber refuse enclosure.

SITE AREA	0.28 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Some trees mainly prunus species on frontage are to be removed of no individual merit. Additional planting and some relocation of existing trees is proposed. Most trees including Oak and Sycamore are to be retained.
BOUNDARY TREATMENT	Hedging 1m high. Brambles/trees approximately 6m high. Wire mesh fencing approximately 1.6m high.
SITE CHARACTERISTICS	Site is currently grassed and is opposite the main school entrance. School building is single and two storey with brick elevations. To east car park to school and tree planting area.
CHARACTER OF LOCALITY	Predominantly residential. Two storey flats opposite.

RELEVANT SITE HISTORY

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EP/6/03/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 to enclose an internal open courtyard to form ICT suite, hall storage and improvement to library. (This application will be determined by West Sussex County Council).	ApprvdCond-WSCC 07-03-2003
EP/40/03/	Application for Planning Permission Under Regulation 3 of the Town & Country Planning General Regulations 1992 for new car parking for 28 cars with gate entrance from St Marys Drive, Road frontage with 1.8 chain link fence & gates, post & rail fence to north & west boundary, Bollard lights. (This application will be determined by West Sussex County Council)	ApprvdCond-WSCC 18-06-2003
EP/20/07/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for removal of existing post and rail fence along Lashmar Road boundary, replace with chainlink fencing and bow top railing gates (This application will be determined by the West Sussex County Council)	ApprvdCond-WSCC 23-03-2007
EP/10/71	Youth club	No Objection 26-01-1971

REPRESENTATIONS**Representations received:**

East Preston Parish Council

No objection

8 letters of objection

Already problems with excessive traffic and parking due to school. This would worsen. Elderly residents do not want additional noise and disruption would have a negative impact on residents in St Mary's Drive. Applicant has not consulted neighbours. Stag beetle larvae are known to be in the area. What need for this facility has been identified? Would it not be better relocated elsewhere, Lashmar Road for instance. Youngsters already have enough facilities.

Comments on Representations received:

The scheme is part of a wider responsibility bestowed on WSCC to provide a programme of children and family centres by 2010. These centres are for the benefit of the local community and are crucial to the implementation of the Governments 10 year child care strategy which is part of the Every Child Matters agenda. The purpose of the centre is to significantly improve the health, well-being and educational attainment of children, particularly those who are themselves disadvantaged. It helps parents and their children lift themselves out of poverty through access to self development, training and employment opportunities.

The Local Planning Authority can not consider alternative locations as Arun District Council

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are a consultee only and the application to be determined by WSCC. It is not proposed to use the facility in the evenings or on Saturday afternoons or Sundays, so the noise generated would not be significantly increased outside of school hours, albeit that it would operate for 48 weeks a year.

CONSULTATIONS

WSCC Local Development Divis.
Southern Water Planning

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	CH1	Character
Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

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.

EP/22/09/**CONCLUSIONS**

The applicant has demonstrated that provisions of a family centre accords with Government guidance and responds to an identified need for such a facility. The proposal would be linked with the school and would operate at similar times to the existing school. The site is located within a residential area but it is considered any additional noise and activity associated with this additional use at the site would not result in material harm to residential amenity by reason of noise or disturbance.

The building would be in keeping visually with the design and appearance of the existing school buildings and given its single storey nature and the additional landscaping proposed it would not be prominent or obtrusive in the street scene.

Arun District Council are a consultee on the application, the determination will be made by WSCC.

It is therefore recommended that no objections are raised to the application.

RECOMMENDATION**NO OBJECTION**