

Recommendation Report for County Matter Consultation**REF NO:** EP/64/17/WS**LOCATION:** East Preston Infants School
Lashmar Road
East Preston**PROPOSAL:** Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the construction of a two storey extension to provide an additional class base and other facilities together with 2 new canopies for outside play/teaching, new access road configuration, additional car parking and relocated gate and fencing at the existing vehicular entrance (onto Lashmar Road). This application will be determined by the WSCC.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. This application relates to a 2 storey extension to the existing building to provide 2 new classrooms (32m by 15.5m) to address a shortfall, an additional canopy with an eaves height of 2.4m to an existing classroom and landscape proposals to external areas. The 5 car spaces available within the site will be increased to 14.

SITE AREA

1438 sq m.

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Hedging/fencing along site boundary to approx. 2m

SITE CHARACTERISTICS

School building is single and two storey with brick elevations. To east car park to school and tree planting area. Sheds are located in the position of the proposed classroom.

CHARACTER OF LOCALITY

Predominantly residential

RELEVANT SITE HISTORY

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	ApprvdCond-WSCC 18-06-2003
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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)

EP/22/09/	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)	ApprvdCond-WSCC 27-03-2009
EP/75/15/WS	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the provision of one single storey temporary modular classroom. This application will be determined by the WSCC.	No Objection 19-06-2015
EP/86/15/WS	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the Temporary planning consent for the provision of one single storey temporary double classroom of modular construction. This application will be determined by WSCC.	No Objection 10-07-2015
EP/60/17/WS	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the installation of a temporary classroom unit. This application will be determined by West Sussex County Council.	No Objection 12-05-2017
EP/65/17/WS	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the construction of two storey extension to provide 6 additional classbases and an extension to the school hall, the widening of the existing playground access path, supplementary cycle parking, relocation of the MUGA, and erection of a 2.4m high security fence. This application will be determined by the WSCC.	No Objection 25-05-2017

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health Officer -

Lighting: External lighting in association with this development shall comply with the institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive light, Obtrusive Light limitations for Exterior Lighting Installations for Zone E2.

Construction Management Plan:

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Construction Management Plan shall take all relevant precautions to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for :

- a. An indicative programme for carrying out the works
- b. The arrangements for public consultation and liaison during the construction works.
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- d. Detail of any flood lighting, including location, height, type and direction.
- e. The parking of site operatives and visitors
- f. Loading and unloading of plant and materials
- g. Storage of plant and materials used in construction and development
- h. Wheel washing facilities
- i. Measures to control the emission of dust and dirt during construction

Hours of operation (of plant and machinery and deliveries to/from the site) have already been designated by the applicant as 08:00hrs to 17:00 hrs, Monday to Friday. Further restrictions will be: operation only between 08:00hrs to 13:00 hrs on any Saturday, with no operation on any Sunday, Public or Bank Holiday.

Reason: In order to safeguard the amenity.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) GEN7

[Publication Version of the Local Plan \(October 2014\):](#)

The Form of New Development

D DM1 Aspects of Form and Design Quality

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
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; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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There are not considered to be any specific policies in East Preston Neighbourhood plan which are relevant to consideration of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

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 proposed extensions would be visually well integrated into the school. Whilst it would be located in a prominent position close to the Lashmar Road road frontage it would be set back from the frontage and would be viewed against the back drop of the existing school buildings. It

would be readily visible in the street scene but would not appear out of keeping in the context of the development as a whole. Some screening and landscaping exists along the eastern site boundary and would be retained which would screen the development from the north and south and additional landscaping is proposed. The development is therefore acceptable in terms of the impact on visual amenity.

With regard to the impact on residential amenity, the proposed extension would be approx. 10m closer to the nearest residential property 'Pippins Toft' . A gap of 28.6m would be retained and the height of the building would be 14.9m. To mitigate the impact reduced areas of windows on the south elevation have been provided by re-orientating rooms east-west where possible. The access road has also been relocated further from the southern boundary. There would therefore be no adverse effect on the residential amenities of nearby properties which are a significant distance from the classroom.

It is therefore recommended that no objections are raised to the proposal but it is requested that consideration is given to the imposition of the following conditions as suggested by the Environmental Health officer

RECOMMENDATION

NO OBJECTION

- 1 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Construction Management Plan shall take all relevant precautions to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for :
 - a. An indicative programme for carrying out the works
 - b. The arrangements for public consultation and liaison during the construction works.
 - c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
 - d.Detail of any flood lighting, including location, height, type and direction.
 - e.The parking of site operatives and visitors
 - f. Loading and unloading of plant and materials
 - g.Storage of plant and materials used in construction and development
 - h.Wheel washing facilities
 - i. Measures to control the emission of dust and dirt during constructionReason: In order to safeguard the amenity
- 2 Lighting: External lighting in association with this development shall comply with the institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive light, Obtrusive Light limitations for Exterior Lighting Installations for Zone E2.
Reason: In order to safeguard the amenity.
- 3 Hours of operation (of plant and machinery and deliveries to/from the site) have already been designated by the applicant as 08:00hrs to 17:00 hrs, Monday to Friday. Further restrictions will be: operation only between 08:00hrs to 13:00 hrs on any Saturday, with

no operation on any Sunday, Public or Bank Holiday.
Reason: In order to safeguard the amenity.