

Recommendation Report for County Matter Consultation**REF NO:** EP/65/17/WS**LOCATION:** East Preston Junior School
Lashmar Road
East Preston**PROPOSAL:** 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.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. The proposal relates to a new building to the North East of the school creating 6 new classrooms (each with a floor area of 62sqm) and 3 Group rooms (each with a floor area of 12sq m) with ancillary facilities (including toilets and storage). The building will be connected to the main school building via glazed link corridors. A 90sqm single storey extension to the hall in the south west corner of the site is also included.

SITE AREA

1770 sq m

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Mesh fencing, metal railings, planting to approx. 2m height.

SITE CHARACTERISTICS

School building is single and two storey with brick elevations. To east car park to school and tree planting area. to south cycle store.

CHARACTER OF LOCALITY

Predominantly residential

RELEVANT SITE HISTORY

EP/140/01/	Application under Regulation 3 of the Town and country Planning General Regulations 1992 for replacement of 1.1m high chain-link	No Objection 01-02-2002
------------	--	----------------------------

fence on northern boundary with a 2.4m high chain-link fence and replacement of existing 1.35 high chain-link fence on part of the eastern boundary with a new 1.8m high chain-link fence

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
-----------	--	-------------------------------

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:	<u>GEN7</u>	The Form of New Development
Publication Version of the Local Plan (October 2014):		D DM1 Aspects of Form and Design Quality

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; 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

Whilst an NDP is under preparation it will be afforded limited 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).

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 hall would be a relatively minor addition to the school. It would be no closer to the

site frontage than the existing school office and would be set in from the side elevation of the existing hall. Its design would reflect that of the existing school building and it would be single storey and subservient in appearance. Whilst it would be located to the front of the school building in a relatively prominent position it would be well screened from the road frontage by existing planting.

The classroom extension would be a significant addition to the school but it would be located well within the site and would be seen against the back drop of other school buildings when viewed externally from outside the site. It would be lower than the existing building and the design would integrate well with the rest of the school complex. Some screening and landscaping exists along the site boundaries and would be retained which would assist in softening and screening the extensions.

The proposal is therefore acceptable in terms of the impact on visual amenity.

There would be no adverse effect on the residential amenities of nearby properties from either of the extensions proposed. The extensions are located 35m and 60m from the site boundaries which is a significant and acceptable distance to ensure no materially adverse overbearing or overlooking results to adjoining properties.

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.