Development Management – Delegated Officer Report

Application Number: AWDM/0649/23 Recommendation: APPROVE

Site: St Nicolas And St Mary C E Primary School, Eastern Avenue Shoreham-by-Sea

Proposal: Erection of two temporary classroom blocks on existing playground, with associated site compound and new temporary access from Buckingham Close.

Date of Site Visit: 1 June

Neighbours Checked: Y

Additional neighbour notification: Y - all properties in Buckingham Close consulted

Proposal, Site and Surroundings:

The application site is located on the western side of Eastern Avenue a short distance from the junction with Upper Shoreham Road to the north. Nearby residential properties are to the south, east and west with mixed uses to the north. Buckingham Close is to the west accessed via Upper Shoreham Road and to the north of the existing playing fields. Buckingham Park school is across the fields to the west.

Further to the planning permission granted in 2016 by West Sussex County Council referenced in the planning history section below, the building permitted has suffered water ingress and remedial efforts at repair have so far failed. To effectively repair the building effectively it will not be possible to do so while the building is being used and therefore this application seeks the erection of 2 temporary classroom blocks on a play area to the west while the block is repaired.

Internal access to the temporary buildings will be to the south of the existing school buildings but the access to the works compound itself would be via Buckingham Close which is a cul de sac to the north of the playing fields. The road has previously been used as an access for construction works at the site as shown by Street View images from 2017 following the grant of the 2016 permission.

The compound to support the works would be required for a period of 2 years as work once completed would switch to the neighbouring Buckingham Park school - the supporting information states that this application is linked to further works yet to be submitted in respect of refurbishments at Buckingham Park school, but this

particular proposal is the most urgent due to the necessity to repair the classrooms which were the subject of the 2016 permission.

The works themselves consist of 2 x 2 storey classroom blocks with a stairwell and 2 single storey toilet blocks which would be to the east of the site compound.

Planning History:

Previous applications were made to West Sussex County Council, the most recent being in 2016 for the erection of a new 2 storey modular building. The school has subsequently switched to a Trust and therefore it is now for the District Council to deal with planning applications at the site.

Consultations:

Environmental Health

No objection subject to condition

West Sussex County Council

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above Full Planning Application (AWDM/0649/23), with regards to any highway safety or capacity concerns. The application is supported by way of a Planning Statement (PS) and a Construction Environment Management Plan (CEMP).

The application site is St. Nicholas and St. Mary's C of E Primary School which is a two-form entry primary serving children between the ages of 4 to 11 years, with an additional nursery provision. A new building to the south of the main school building was approved by WSCC in 2016 which has had trouble in terms of water ingress. Repeated attempts of remedial works have failed, and the building now requires extensive works to be fit for use by students again. In lieu of this building refurbishment the current application seeks planning consent for erection of two temporary classroom blocks on existing playground, with associated site compound and new temporary access from Buckingham Close.

The school building is accessed primarily from Upper Shoreham Road, via Eastern Avenue using two accesses. The new temporary access will be taken from Buckingham Close, to the west of the building. No changes are proposed to the existing accesses, car, or cycle parking provision. The proposed temporary classrooms and refurbishment works to the existing buildings will not result in or facilitate any alterations to the long-term management or capacity of the school. On completion of the works, the school would provide for the same level of pupil access

as at present, with no changes to building footprint. A Construction Environment Management Plan (CEMP) submitted with the application covers most of the pertinent points.

The Local Highway Authority (LHA) does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

West Sussex Fire and Rescue

Having viewed the plans for planning application no. AWDM/0649/23 for the erection of two temporary classroom blocks on existing playground, with associated site compound and new temporary access from Buckingham Close, evidence is required to show suitable access to 15% of the perimeter of each class room or within 45m of every point of the footprint of each building as identified in Approved Document B (AD-B) Volume 2 B5 section 15.
The distance from the nearest fire hydrant looks to be in excess of the 90m distance required for a commercial property, with one fire hydrant at the front by the school entrance being 150m away, 60m more than the 90m requirement and the fire hydrant on Upper Shoreham Road being 200m away, 110m further than the 90m's. Therefore evidence is required to show how this will be achieved.

Officer note: Evidence provided in response to the above comments. No further comments received at reconsultation stage

Arboricultural Officer

I have looked at the plans regarding trees and consider the proposals and the tree protection etc to be acceptable.

Representations

1 letter of support has been received:

I support the application, however, although some of my concerns listed below have been provided already for in the planning application, previous experience proved that these stated were not complied with wholly and caused considerable nuisance; thus I would like the comments to be taken into consideration and assurances given that these concerns will be fully addressed.

1. No parking of contractors vehicles and visitors to the site to be allowed on Buckingham Close - particularly not on the pavements.

2. Measures to be taken to control dust (last time our windows, cars, washing was constantly covered in dust emanating from the site).
3. Measures to keep the road surface on Buckingham Close free from mud from vehicles entering and leaving the site. This was a considerable problem last time with mud then being picked up on residents car wheels leaving mud on driveways and treading inside the houses. After petition to a local councillor the road was jet washed but it was not done regularly or right to the top.
4. Strict adherence to a 5 mph speed limit on approach and in the Close for vehicles entering and leaving. Some lorries came round the blind corner at the top of the Close at speed last time resulting in one or two very near misses.
5. Entrance to site to be securely locked and access only granted for the purposes of the planning application- chain link fence to be restored and access removed at the end of the work.
6. Residents to be provided with a contact number should any issues arise (last time parcels intended for workers on site were delivered to our address - travellers crashed the gate and entered the school fields).

1 letter of comment has been received:

As the owners of 8 Buckingham Close we wish to press the point that under no circumstances will we agree to any access through Buckingham Close into the school grounds ever becoming permanent.

Relevant Planning Policies

Adur Local Plan 2017 Policies 11, 15 and 29

National Planning Policy Framework (July 2021)

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The main issues in the determination of the application are the need for the development and the effect of the proposal upon the character of the area and the amenities of neighbouring properties.

The classroom buildings permitted by the County Council in 2016 are stated to be in need of repairs which can only be undertaken if the buildings are vacated completely. As a result, there is a necessity for temporary classroom replacements in the interim. As such, therefore, the proposal represents a necessary provision of education infrastructure to which there is no objection in principle.The temporary buildings are of limited visual merit by their nature, but are far back enough in the site to have limited impact from Eastern Avenue where they will be largely obscured

by existing buildings. There may be some greater views from Buckingham Close albeit they are likely to be obscured by the temporary compound itself.

The main impact is upon the properties in Buckingham Close. It is noted that the road has been used previously as a site access in 2017 and there does seem little viable alternatives given the need to avoid any conflict with school children, teachers and parents accessing the site and it would appear far preferable to use an access from Upper Shoreham Road than Eastern Avenue. Buckingham Close itself has a wide access and appears to remain suitable for construction traffic as was the case in 2017.

Nonetheless, there will be an impact upon the properties within the Close. It is noted that a full Construction and Environmental Management Plan has been submitted with the application which appears acceptable to the Highways Authority but a resident has highlighted that some of the provisions were not met with fully during the last construction process. The compliance with this condition particularly is essential and will therefore be closely monitored during the implementation of the development.

There will be some windows in the western elevation and northern elevations that will face towards neighbouring properties and at the nearest point of the northern block would appear to be below the Council's normal overlooking standard.. However, this will be at a relatively oblique angle, there is some intervening screening (with the tree protection measures considered to be acceptable by the Arboricultural Officer) and the nature and degree of usage of a classroom would restrict the amount of overlooking. The relationship is therefore considered to be acceptable.

It is noted that it is possible further applications may follow for work at Buckingham Primary School, hence it is stated that the compound will be in situ for 2 years. The future applications will be determined on their own merits, but even if they were not approved it is not considered that a 2 year temporary permission is excessive in its duration.

The proposal is considered to meet an urgent need to maintain educational provision and is therefore considered to be acceptable.

Recommendation

GRANT permission

Subject to Conditions:-

1. Approved Plans
2. 2 year temporary permission
3. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays, Bank and Public Holidays no work permitted
Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
Reason: To safeguard the residential amenity of the area
4. The development hereby permitted shall be implemented in full accordance with the approved Construction Environment Management Plan dated May 2023 unless otherwise agreed in writing with the Local Planning Authority.
5. Means of vehicular construction access to and from the site shall be from Buckingham Close only (via the northern section of the playing field). Reason: To secure safe and satisfactory means of vehicular access to and from the site during the construction period in the interests of highway safety
6. Tree protection measures shall be implemented in full throughout the construction period in accordance with all recommendations as set out in the approved Arboricultural Impact Assessment 199729 Rev 2 received 28 June 2023
Reason: To protect existing high value trees in the interests of the local landscape
7. The development hereby permitted shall be implemented in full accordance with the Preliminary Ecological Appraisal unless otherwise agreed in writing with the Local Planning Authority.

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Gary Peck Date: 14 July 2023

Authorised by: James Appleton Date: 14/07/23