

<b><u>No:</u></b>	<b>BH2017/00482</b>	<b><u>Ward:</u></b>	<b>Queen's Park Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Brighton College Eastern Road Brighton BN2 0AJ</b>		
<b><u>Proposal:</u></b>	<b>Erection of a two storey temporary classroom with ancillary temporary two storey changing rooms, single storey temporary toilets &amp; storage unit.</b>		
<b><u>Officer:</u></b>	Helen Hobbs, tel: 293335	<b><u>Valid Date:</u></b>	24.02.2017
<b><u>Con Area:</u></b>	College and Adjoining East Cliff	<b><u>Expiry Date:</u></b>	21.04.2017
<b><u>Listed Building Grade:</u></b>	Grade II listed	<b><u>EOT:</u></b>	
	wall		
<b><u>Agent:</u></b>	Miss Lydia Parsons	Portakabin Ltd Total Solutions	Bennett Road Highbridge Somerset TA9 4PW
<b><u>Applicant:</u></b>	Mr Steve Patten	Eastern Road Brighton	BN2 0AL

Councillor Chapman has requested that this application be determined by Planning Committee

## 1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

### Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	TSLP220137838		10 February 2017
Block Plan Proposed	TSLP220137838	1	17 February 2017
Floor plans/elevations/sect proposed	PE161		22 February 2017
Floor plans/elevations/sect proposed	BR0076	B	22 February 2017
Floor plans/elevations/sect proposed	BR0082	B	22 February 2017
Floor plans/elevations/sect proposed	HD/9797/10		22 February 2017
Floor plans/elevations/sect proposed	PSN8/68		16 February 2017

- 2 The temporary buildings hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 1 August 2020 or following the occupation of the development approved under **BH2015/02403**, whichever is sooner, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

**Reason:** The structure hereby approved is not considered suitable as a permanent form of development and to comply with policies CP12 and CP15 of the Brighton and Hove City Plan Part One.

**Reason:** The structure hereby approved is not considered suitable as a permanent form of development and to comply with policies CP12 and CP15 of the Brighton and Hove City Plan Part One and HE3 and HE6 of the Brighton and Hove Local Plan.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

## 2. **SITE LOCATION & APPLICATION DESCRIPTION**

- 2.1 Brighton College forms part of the College Conservation Area and lies adjacent to the north of the East Cliff Conservation Area. The College campus is bounded to the east by Walpole Road and Walpole Terrace, to the north by College Terrace, and to the west by Sutherland Road. The majority of the buildings are located to the southern half of the site and along the western boundary, with playing fields to the northern part of the site. The site contains a number of listed buildings including the Chapel, the Gallery and Hall, Chichester House, School House, Dawson House, the Dinner Hall and the Head masters House. The development site forms part of a multi games court area and is located at the north end of the site within close proximity to the listed boundary wall which runs along Walpole Terrace and College Terrace.
- 2.2 The application seeks consent for a two storey modular classroom and 4 temporary ancillary buildings including a two storey changing facility, two storey toilet/showers, single storey toilet and showers and a storage unit.

## 3. **RELEVANT HISTORY**

**BH2015/04396** Erection of two storey temporary classroom modular building. Approved 05/02/16.

**BH2015/02403** Demolition of existing Sports Hall, Chowen building and Blackshaw building and Pavilion to facilitate erection of a new 4 storey (including lower ground) Sports and Sciences building together with associated works. Removal of a section of the boundary wall facing Sutherland Road to

create new car park entrance with car lift to underground parking area. Approved 02/07/2015.

**BH2015/02404** Listed building consent for the removal of a section of the boundary wall facing Sutherland Road to create new car park entrance with car lift to underground parking area. Approved 26/10/2015

**BH2014/02054** Demolition of existing swimming pool and old music school buildings and erection of a 5no storey new academic building with connections to the Great Hall and Skidelsky building, including removal of existing elm tree and other associated works. Refused 22/09/2014. Appeal Allowed.

#### **4. REPRESENTATIONS**

4.1 Three (3) letters have been received, objecting the proposed development for the following reasons:

- No site notice displayed
- The land is active play space
- Inappropriate for a conservation area
- Set a bad precedent and could become permanent
- Safety during installation
- Reference has also been made to other applications at the site

4.2 **Councillor Chapman** Objects to the application (comments attached).

#### **5. CONSULTATIONS**

5.1 Transport:

Recommended approval as the Highway Authority has no objections. It is noted that the application is for temporary permission and that the facility is intended to provide classroom space to accommodate pupils displaced by construction elsewhere on the campus. It is not considered therefore that there would be an additional highways and transport impact in this instance.

5.2 Sport England:  
Comments awaited

#### **6. MATERIAL CONSIDERATIONS**

6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

6.2 The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016)
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);

- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only - site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

## 7. POLICIES

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development  
 CP8 Sustainable buildings  
 CP12 Urban design  
 CP15 Heritage  
 CP16 Open space  
 CP17 Sports Provision

#### Brighton & Hove Local Plan (retained policies March 2016):

TR4 Travel plans  
 TR7 Safe Development  
 QD14 Extensions and alterations  
 HE1 Listed buildings  
 HE3 Development affecting the setting of a listed building  
 HE6 Development within or affecting the setting of conservation areas

## 8. CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the temporary classroom building on the appearance of the site, the setting of the adjacent listed buildings and boundary wall, the wider College Conservation Area, and the amenities of adjacent occupiers.
- 8.2 The application seeks consent for a two storey modular classroom and 4 temporary ancillary buildings including a two storey changing facility, two storey toilet/showers, single storey toilet and showers and a storage unit. The buildings would be grey and the external walls are constructed from high performance plastisol-coated galvanized steel cladding.
- 8.3 The facilities are required for a three year period to facilitate the construction of the recently approved sports and science building, which is envisaged to take approximately 2 years to complete. The re-development of the site includes implementing the works approved under **BH2015/02403** which involves the demolition of the existing sports hall, Chowen building and Blackshaw building and Pavilion to facilitate the erection of a new 4 storey Sports and Sciences building. The temporary buildings would therefore allow the existing buildings to be de-canted.

- 8.4 The site currently has a temporary portakabin which was granted planning permission in 2016. This temporary building is situated on land that will need to be utilised by the contractors carrying out the building works. It is proposed that this building will be removed and part of it will be re-used for the modular units proposed under this current application.
- 8.5 The modular classrooms would result in the temporary suspension of the multi games court area, however the college have stated that the adjacent court would still be useable and the college would have use of alternative facilities at the prep school only a short distance from the site. Whilst this is not ideal, it is considered that the pupils would be provided with suitable replacement facilities over the 3 year period that the proposed buildings would be in situ.
- 8.6 The proposed buildings would not be an attractive addition to the school, however they would be set below the existing high boundary wall along College Terrace. As acknowledged in the 2015 application for a modular classroom, that despite the boundary screenings the building would still have an incongruous and stark presence when seen from adjacent streets and from inside the campus. As a permanent structure this would result in clear harm to the setting of the adjacent Grade II listed wall and the College conservation area. However, as a temporary structure only whilst construction works are carried out to implement a planning permission that would have a longer term public benefit to the appearance of the site, setting of listed buildings and conservation area, no significant long term harm is identified. This is still considered to be the case and the 3 year temporary period being sought is considered acceptable.
- 8.7 The proposed temporary buildings are considered acceptable only as a temporary installation whilst works to implement planning permission **BH2015/02403** are carried out, and as such would not harm the setting of the adjacent listed buildings, listed wall and the College Conservation Area in the longer term, in accordance with development plan policies.

## **9. EQUALITIES**

- 9.1 The upper floor classrooms are accessed by a flight of steps.

