

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	04 th October 2012		
Application Number:	S/2012/0931/Full		
Site Address:	Avon Valley College, Recreation Road, Durrington, Salisbury. SP4 8HH		
Proposal:	Proposed modular building and associated site works to provide accommodation for pre-school		
Applicant / Agent:	Brent Hodges, Hodges Associates Architects		
City/Town/Parish Council	Durrington		
Electoral Division	Durrington & Larkhill	Unitary Member	Cllr Graham Wright
Grid Reference:	Easting: 416095	Northing: 144881	
Type of Application:	Minor		
Conservation Area:	Cons Area: - NA		LB Grade:- NA
Case Officer:	Mr Charlie Bruch-White		Contact Number: 01722 434682

Reason for the application being considered by Committee

The application has been submitted by Wiltshire Council and objections have been received raising material planning considerations.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED** subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows:

1. Principle of development;
2. Highway considerations;
3. Amenities of adjoining and nearby property;
4. Character and appearance of the area;
5. Other matters.

3. Site Description

The site relates to part of the grounds of Avon Valley College, Durrington. Specifically the site relates to a little used grassed area adjacent to an existing classroom block, approximately 20m x 25m in area. The site has access from an existing public footpath, leading onto School Road at one end and The Ham at the other.

4. Relevant Planning History

None relevant

5. Proposal

It is proposed to site a modular building for use as a nursery / pre-school. The applicant details that they intend to cater for 36 children up to the age of 5, and that the nursery would employ the equivalent of 6 full time staff. The site would be enclosed by 1.5m high timber palisade fencing and would include outside play space, including grassed and surfaced areas. The proposed plans also show the widening and resurfacing of the existing public footpath that provides the site access.

6. Planning Policy

Local Plan: policies G1, G2, PS6

Central government planning policy: NPPF

7. Consultations

Parish Council

Support subject to provision of dedicated named off road parking for the pre-school staff, and a clear identifiable off road drop off point for parents is essential.

Highways Officer

No objection subject to Green Travel Plan.

Environmental Health

No objection

8. Publicity

The application was advertised by site notice and neighbour consultation.

5 letters of representation were received, raising the following objections/concerns:

- Would exacerbate existing traffic and parking problems on The Ham, which is a narrow residential lane unsuited to vehicular movements associated with a school;
- Opening hours would be longer than the main school hours;
- New nursery would not benefit the local community;
- Better locations exists within other parts of the school grounds.

9. Planning Considerations

9.1 Principle of development

Local Plan policy PS6 states that proposals for playgroups, day nurseries and childminding facilities, will be permitted subject to the following criteria;

- (i) access and services are satisfactory;
- (ii) the proposal will not create a highway danger to other road users;
- (iii) where the use of all or part of a residential dwelling is proposed, the house must be of a sufficient size for the proposal not to cause disturbance to neighbours; and

- (iv) there is adequate space available for outdoor play.

9.2 Highway considerations

The applicant's Access Statement details that children will arrive on foot and by car and will use The Ham and School Road for access. It is further stated that an existing car parking bay adjacent to the school's entrance off The Ham will provide five dedicated parking spaces for use by the pre-school, and existing college parking will not be affected.

The application has attracted several objections from residents of The Ham, who raise concerns that the proposal could exacerbate existing traffic and parking problems on the road. However, the school use is well established, and the proposed nursery would not have a significant additional impact in relation to the existing college activities. The site is sustainably located, with good opportunities to arrive on foot, and reasonable parking facilities have been allocated. The Highways Officer raises no objection, although recommends a condition requiring a Green Travel Plan to be submitted to promote and encourage sustainable travel choices.

9.3 Amenities of adjoining and nearby property

The site would be located at least 50 metres from the nearest residential properties, and surrounded by existing school grounds. Consequently it is not considered that the amenity of nearby dwellings would be affected by significant disturbance from the proposed use.

9.4 Character and appearance of the area

Although the proposed structure would have the appearance of a temporary modular building, it would be reasonably well sited, being adjacent to an existing classroom block and landscaping, and, due to its reasonably low height, the building would not be prominent above the new timber palisade fencing that is proposed to enclose the site boundaries. The proposal would result in the necessity to remove a line of existing conifer trees, but these are not considered to be of significant amenity value, and other more appropriate native specimens would be retained.

9.5 Other matters

It is noted that a third party has questioned the need and benefits of the proposed nursery. However, this is not a land-use planning matter.

10. Conclusion

The proposed nursery / pre-school would be acceptable in principle, and would not have a significant impact upon highways safety, the amenity of neighbours or the character and appearance of the area.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed nursery / pre-school would be acceptable in principle, and would not have a significant impact upon highways safety, the amenity of neighbours or the character and appearance of the area. The proposal would therefore accord with the aims and objectives of the development plan and other Government guidance, having particular regard to Local Plan policies G1, G2, PS6 (as saved within the South Wiltshire Core Strategy), and the NPPF.

And subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....1217-03...	Date Received....04.07.12....
Plan Ref....1217-04 Rev.A...	Date Received....04.07.12....
Plan Ref....1217-05 Rev.A...	Date Received....04.07.12....

Reason: For the avoidance of doubt.

- 3) Before the first occupation of the development hereby permitted, a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

Reason: In the interests of road safety and reducing vehicular traffic to the development.

Policy: G1, G2

- 4) The building hereby permitted shall not be used to accommodate more than 36 children at any one time.

Reason: In the interests of the amenities of nearby residential property.

Policy: G2