

REPORT FOR WESTERN AREA PLANNING COMMITTEE**Report No.**

Date of Meeting	6 March 2019
Application Number	18/09808/DP3
Site Address	Holt Pre-School, The Gravel, Holt Trowbridge BA14 6RA
Proposal	Renewal of temporary planning permission for a single mobile at Holt Pre School
Applicant	Mr Peter Slatford
Town/Parish Council	HOLT
Electoral Division	Holt - Cllr Trevor Carbin
Grid Ref	386607 162055
Type of application	Full Planning
Case Officer	Steven Sims

Reason for the application being considered by Committee

This report is brought to Committee since it is an application made by Wiltshire Council to which, there has been an objection raised by a member of the public.

The Council's adopted scheme of delegation (Part 3, Section D3 para 1.1) states that "*applications submitted by Wiltshire Council will not be dealt with under delegated powers where an objection has been received raising material planning considerations*".

The decision making authority must therefore, rest with the elected Members.

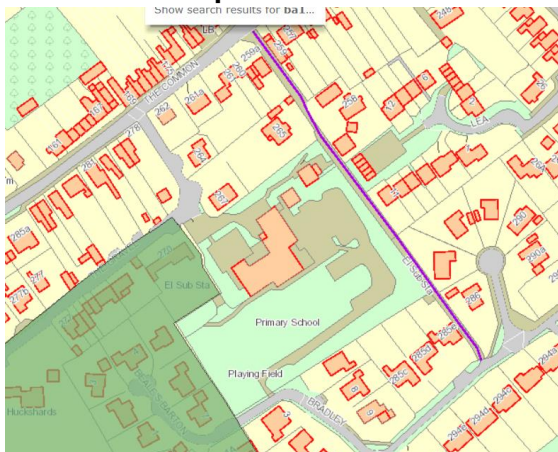
1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

The main issues to consider are:

- Impact upon the Character and Appearance of the Area
- Impact upon the Living Conditions of Neighbouring Residents
- Highway Issues
- Other Issues

3. Site Description

Holt Primary School is located within the limits of development of Holt and adjacent to the Holt Conservation Area. The siting of the temporary class room is located in the northeast corner of

the school grounds and is used to provide the village with a pre-school nursery facility – which is located adjacent to and to the south of the residential property at No. 265 - The Common.

The school is surrounded by residential development as the following insert plan illustrates. A public footpath (HOLT55) is located directly to the east of the site – which the previous insert plan illustrated.



4. Planning History

14/12030/DP3 – Single storey two classroom extension with group room and servery - Approved 26.02.2015

13/02339/DP3 - Retention of single mobile classroom with toilets – Approved 26.09.2013

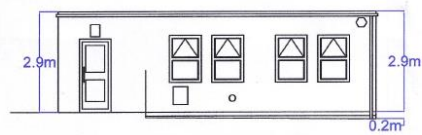
W/11/01826/REG3 – Planning permission for the retention of a single temporary unit with toilets (previous permission W/04/00746/FUL) - Approved 15.09.2011

10/01070/REG3 – Relocation of single mobile classroom with adaptations to form new pre-school building – Approved 22.06.2010

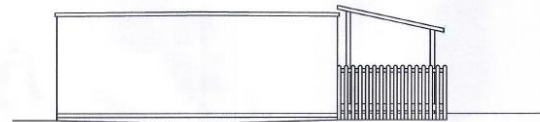
09/01029/FUL - Extension of head teacher's and admin staff offices and extension of equipment store of main hall, extension of parking area – Approved 20.05.2009

5. The Proposal

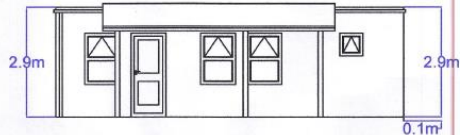
The application proposal seeks the retention of a single storey classroom to accommodate 20 pre-school children for an additional 5 years. The classroom measures approx. 9 metres by 8 metres and would be 2.9 metres high (with a flat roof). A small covered play area is provided which is illustrated on the following insert plans.



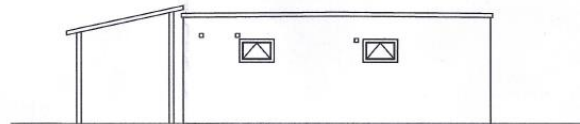
SOUTH WEST ELEVATION



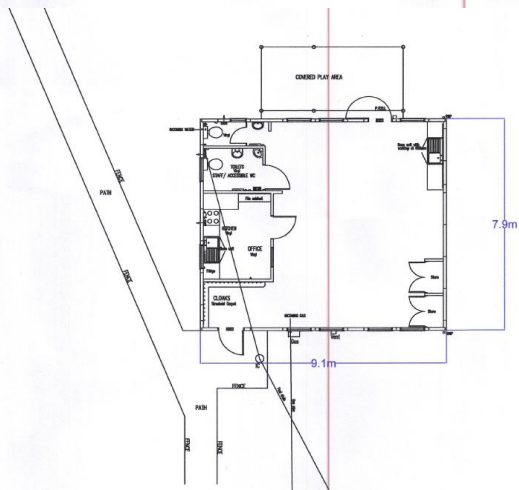
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



It is material to duly note that the original proposed siting and renewal of the mobile classroom and the potential impacts were considered under approved applications 10/01070/REG3 and 13/02339/DP3.

6. Planning Policy

Wiltshire Core Strategy (WCS) Adopted 20th January 2015 CP1 – Settlement Strategy, CP2 – Delivery Strategy, CP7 – Spatial Strategy Bradford on Avon Community Area, CP51 – Landscape, and CP57 – Ensuring High Quality Design and Place Shaping.

The 'made' Holt Neighbourhood Plan the National Planning Policy Framework (The Framework revised in Feb 2019) and Planning Practice Guidance are also material considerations.

7. Consultations

Holt Parish Council: No Objections.

Wiltshire Council Early Years & Sufficiency: Supportive. The nursery is a popular facility As a local authority we have a duty to ensure we have sufficient Early Years & Childcare provision. If this pre-school were to close, children in the village would not have a local pre-school to allow them to access their Government Free Entitlement Funding for 2, 3 and 4

year olds. Parents would have to travel to Bradford on Avon, Melksham and Trowbridge for alternative nursery provision, and this would be particularly inconvenient for parents without their own transport.

8. Publicity

The application was advertised by a site notice and neighbour notification letters. One letter of objection has been received highlighting the following grounds of objection:

The facility, including the new path, directly adjoins my property which has adversely affected the enjoyment of my home due to its nature and specific position. On many occasions I have questioned why it had to be situated so closely to my home. At certain times of the day the concentrated, terrific noise that is generated which spoils the relative previous peace and quiet of the property. The new path directly next to my boundary links the existing footpath number 55 to the Pre-School, the School and The Gravel out of hours and is used as a convenient 'footpath' to the detriment of the residential property.

9. Planning Considerations

9.1 Impact Upon the Character and Appearance of the Area

9.1.1 Core Policy 57 of the Wiltshire Core Strategy requires a high standard of design in all new developments and that development respond positively to the existing townscape and landscape in terms of building layout, built form, height, mass, scale, building line, plot size, design, materials and streetscape.



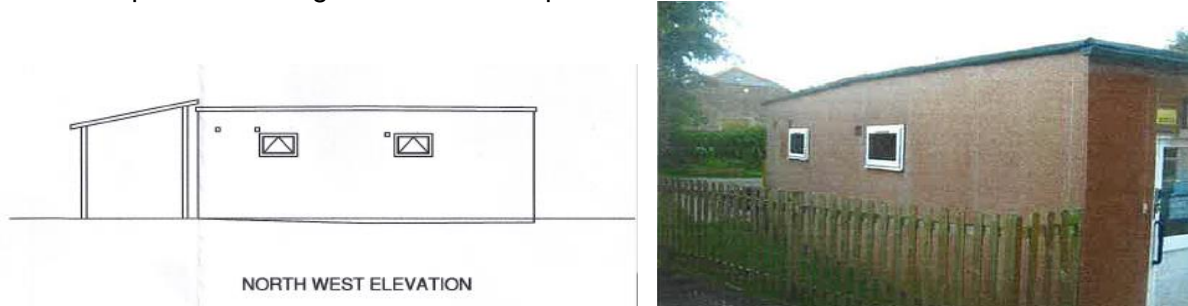
9.1.2 The temporary classroom is a modest structure within the school grounds and is used as a pre-school nursery facility measuring 9.1m long x 7.9m wide and 2.9m high with small covered play area provided off the northeast elevation. When viewed from the public footpath, the structure does not appear obtrusive due to its modest height and provision of hedgerow screening. Officers are of the view that the retention of the facility for an additional 5 years is acceptable. The structure does not have an adverse impact on the character of the area or harm the local townscape and as a consequence, the proposal complies with WCS Core Policy 57.

9.2 The Impact Upon the living Conditions of Neighbouring Residents

9.2.1 Core Policy 57 of the Wiltshire Core Strategy requires that development proposals should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensure that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy and overshadowing.

9.2.2 The nearest residential properties to the nursery facility would be No. 265 The Gravel, located about 16m to the north and No. 258 - The Common: which is approximately 30m to the northeast and on the opposite side of the public footpath. These separation distances and

the intervening hedgerows are considered adequate to ensure there is sufficient mitigation from harmful impacts. In the case of No. 258 The Common, there is an intervening garage building. The existing north-west facing windows of the nursery classroom that face No. 265 are high level (at circa 2 metres above ground level) which are illustrated in the insert plans below; and, are considered to be acceptable in terms of safeguarding the living conditions of neighbouring residents in terms of privacy and overlooking. The noise related objection is duly noted and controls should be in place whenever children are outside, with appropriate adult/staff supervision being a reasonable expectation.



9.2.3 The path located to the north of the pre-school facility and south of No. 265 The Gravel is used by both primary school children and children using the pre-school classroom. Whilst it is fully recognised that children using the path may generate some noise disturbance, this application cannot be used to restrict or control the use of the path. This is a matter for the school and pre-school to duly take notice of and put in place appropriate measures for noise controls during the hours the school and pre-school are in use; and when children walk to and from the school premises.

9.2.4 To ensure that the registered local concern is properly recorded on any decision, a planning informative is recommended to bring notice to the pre-school facility and the local authority pre-school co-ordinator of the duty to ensure there is proper supervision to quell noise levels from children using the nursery facility and to educate the children making use of the local paths on-route to and from the premises to be mindful of adjoining neighbours and to keep noise levels under control.

10. Conclusion (The Planning Balance)

The proposed development is considered to be in accordance with relevant policies of the Core Strategy and the NPPF and temporary planning permission for 5 years is supported.

RECOMMENDATION: Approve subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan scale 1:1250; Plans and elevations scale 1:100 dwg no. 1237/59 Rev O.

REASON: For the avoidance of doubt and in the interests of proper planning

2. The pre-school classroom is hereby approved on a temporary basis and shall be removed from the site and the land restored to grass on or before 6 March 2024.

REASON: To define the terms of the planning permission.

Planning Informative:

1. The pre-school nursery and the local authority pre-school coordinator are duly encouraged to take notice of the registered third party concern relative to noise levels pursuant to the use of the lane by children; and, to ensure there is appropriate supervision of children to quell

noise levels mindful of the proximity to neighbouring residential properties and to safeguard privacy and amenities.