

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	14 th February 2013		
Application Number:	S/2012/1751/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:	Mr Brent Hodges, Hodges Associates Architects		
City/Town/Parish Council:	Durrington Parish Council		
Electoral Division:	Durrington and Larkhill	Unitary Member	Councillor Graham Wright
Grid Reference:	Eastings: 416095	Northings: 144887	
Type of Application:	Minor		
Conservation Area:	Con Area: NA	LB Grade: NA	
Case Officer:	Mr Charlie Bruce-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.

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

Application number	Proposal	Decision
12/0931	Proposed modular building and associated site works to provide accommodation for pre-school	Ref 12.10.12

The above application was refused for the following reason:

“The proposed nursery would be sited in a location which would encourage excessive vehicular movements on inappropriate roads, and it has not been satisfactorily demonstrated that there would be adequate parking and dropping-off facilities, to the detriment of highways safety. The proposal would therefore be contrary to Local Plan policies G2(i&ii) and PS6 (i&ii) as saved within the adopted South Wiltshire Core Strategy.”

5. Proposal

The application represents a resubmission of the previously refused proposal for a modular building for use as a nursery / pre-school, but with additional supporting information with regards to parking and dropping-off facilities.

The applicant details that they intend to cater for 36 children between the ages of 2 - 5, and that at full occupation the nursery would employ 8 full-time and 6 part 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

Town Council

Support - The Town Council appreciates the value that a Pre-School would bring to Durrington and therefore supports the application. The enhancement to the link path between The Ham and Milston View is of huge benefit to the community. The changes that have been made show illingness by all concerned to work together to eradicate all the access problems. However we still have reservations about whether the new parking arrangements are effective and enforceable.

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.

4 letters of objection were received. Summary of the reasons given:

- Travel plan and swimming pool parking arrangement still cannot guarantee that parents won't drive and use The Ham to access the nursery;
- Better alternative locations are available.

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 details that, following the refusal of the previous application, meetings have been held with local residents to discuss their concerns and the proposals have been amended accordingly. The main changes are that no vehicular access to the pre-school off The Ham will be allowed for parents, and 'No Entry' signs will be provided at the existing car park entrance. Documentation is provided with the application indicating that the management of the pre-school will be responsible for instructing parents to park their cars in the swimming pool car park. Further directional signs will also be provided.

The applicant also explains that a high proportion of children are likely to come from the immediate local area, where walking would be the main mode of transport, and that the location of the nursery close to the primary and secondary schools would provide opportunities for linked trips for parents with older children or staff with their own children. In addition, it anticipated that parents will not all arrive at the same time, since the nursery intends to cater for parents' differing child care needs and work patterns. The applicant has also submitted a provisional travel plan, detailing the general measures that the nursery operator will advocate to parents in to encourage as many as possible to travel by transport modes other than private car.

Officers consider that the proposed measures now demonstrate that there would be adequate parking and dropping-off facilities, and that they provide a practical means of preventing the likelihood of excessive vehicular movements occurring on The Ham. This is subject to conditions to secure further details of the proposed signage and Travel Plan, which would be a 'live' document in that it would be subject to monitoring and review.

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. The Council's Environmental Health officer confirms no objection.

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 the majority of the more appropriate native specimens would be retained. A preliminary arboricultural method statement has been submitted to demonstrate how those trees to be retained would be protected during construction / delivery of the modular building. A condition shall be imposed to secure a finalised arboricultural method statement and landscaping plan to mitigate the loss of those trees to be removed.

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 decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely saved Local Plan policies G1, G2, PS6.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the social, economic and environmental conditions of the area.

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....1217-01...	Date Received....18.12.12....
Plan Ref....1217-03 Rev.B...	Date Received....18.12.12....
Plan Ref....1217-04 Rev.C...	Date Received....18.12.12....
Plan Ref....1217-05 Rev.A...	Date Received....18.12.12....

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

- 5) No development shall commence on site until further details of the design and appearance of the 4 no. proposed signs have been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the agreed details.

Reason: In the interests of traffic control and visual amenity.

Policy: G1, G2, PS6

- 6) No development shall commence on site until a detailed arboricultural method statement has been submitted to and agreed in writing by the local planning authority. The statement shall be based upon the preliminary details contained within the submitted Arboricultural Implications Assessment and Tree Protection Plan (Jonathan Price, June 2012), and should include a Landscape Plan with new planting as detailed within section 4.1. Development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity.

Policy: G1, G2

INFORMATIVE:

The applicant is advised to liaise with Ruth Durant, Schools Travel Plan Adviser, to agree a Schools Travel Plan (tel: 01225 713483).