

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 24th July 2007

Report Title Warwick Nursery School, Warwick -
Erection of Two Extensions to Create a
Children's Centre

Summary This report recommends the grant of planning permission for the erection of two extensions to create a children's centre at Warwick Nursery School, Coventry Road, Warwick.

For further information please contact Richard Forbes
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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Planning Application received 23rd January 2007.
Letter from Warwick District Council dated 21st May 2007.
Letter from Libraries, Adult Learning and Culture dated 17th May 2007.
Representations.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor R Randev – No comments received as
(With brief comments, if appropriate) at 10th July 2007.
- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive

- Legal I Marriott – agreed.
- Finance
- Other Chief Officers
- District Councils Warwick District Council – No objection.
Warwick District Council, Environmental Health –
No comments received.
- Health Authority
- Police
- Other Bodies/Individuals Libraries, Adult Learning and Culture – No
objection, subject to conditions.

FINAL DECISION **YES/NO** *(If 'No' complete Suggested Next Steps)*

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee – 24th July 2007

Warwick Nursery School, Warwick - Erection of Two Extensions to Create a Children's Centre

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the erection of two extensions to create a children's centre on land at Warwick Nursery School, Warwick, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No : W678/07CC014

Submitted by: Strategic Director for Resources on behalf of Cabinet.

Received by: Strategic Director for Environment and Economy on: 11th April 2007.

Advertised Date : 27th April 2007.

The Proposal : Construction of extensions to create a children's centre. [submitted under Regulation 3 of the Town & Country Planning Regulations 1992.]

Site & Location : 0.19 ha. of land at Warwick Nursery School, Coventry Road, Warwick, [Grid ref: 286.652].

See plan in **Appendix A**.

1. Application Details

- 1.1 The application seeks consent for two extensions to the existing single storey nursery school building. Extension 1 comprises of an entrance foyer with reception hatch to existing office, large seminar room, small extension to existing meeting room and minor internal refurbishment and is sited adjacent to the existing entrance conservatory and temporary building to the east of the main school building. Extension 2 is sited at the opposite western end of the main building to Extension 1 in an area of landscaping that is currently open. The

extension contains an entrance to a foyer with store, access to large office, large staff room, adult disabled toilet and additional adult toilets with two WCs.

- 1.2 The combined footprint of the two extensions would 120m² with a roof height as per the existing roof line (3.3 metres above ground level). The use of materials on the extensions would largely reflect the existing materials.
- 1.3 The use of the proposed extensions is for children's centre purposes and is intended to be used for 52 weeks of the year. It will be used by the local community for training, Crèche and Health visitor functions. Previously, planning permission has been granted for a temporary type building that houses children's centre uses at the moment.
- 1.4 The minimum core service for such children's centres include:-
 - (i) Good quality early education and full day care for 0-5 year olds (8am to 6pm all year round) and child minding networks.
 - (ii) Parent and family support services.
 - (iii) Child and family health services, including ante-natal services and support for parents/children with special needs.
 - (iv) Links with Job Centre Plus and Children's Information Service.
- 1.5 Since, the receipt of the application an indication of the number of users has been received. This confirms that six additional members of staff would be employed, whilst the facility would be used by an additional 22 children and 20 adults. However, the number of users includes those using the existing services offered in the temporary building on site. These were confirmed at the time of the previous application as being 15 children and 10-12 adults. As such the proposed development would result in an increased usage by about 7 children and 8 – 10 adults, as well as the additional 6 members of staff.

2. Consultations

- 2.1 **Warwick District Council** – No objection.
- 2.2 **Warwick Town Council** – No comments received.
- 2.3 **Warwick District Council, Environmental Health** – No comments received.
- 2.4 **Police Architectural Liaison Officer** – No comments received.
- 2.5 **Councillor R Randev** – No comments received as at 10th July 2007.
- 2.6 **Libraries, Adult Learning and Culture** – No objection, subject to conditions.

3. Representations

3.1 Two letters of objection raising the following issues:-

- (i) The proposed development would affect the character of Warwick Conservation Area.
- (ii) Noise from the school as people work from home. Currently the only respite being after 3pm and during school holidays. The extension in operating hours and year round opening would be unacceptable.
- (iii) Vehicle disturbance. At key times the access road to the park is usually blocked and vehicles reverse onto the busy Coventry Road. Cars also block the pavement and driveways. This is likely to result in accidents for pedestrians, as they are forced onto the road to pass vehicles.
- (iv) The last development on the site resulted in the destruction of a mature tree and a further tree would be lost as part of the proposal.
- (v) This application would lead to a change of use from school to children's centre. Development on the site is taking place by incremental changes or perhaps by stealth.
- (vi) The proposal may extend the age range of the users of the site.
- (vii) The local residents most likely to be affected reside in The Paddocks and due to their age will receive no benefit from the proposal.

NB One letter has also raised the issue that repeat applications on the site require individuals to be constantly vigilant in opposing development where necessary, which takes time and creates costs. (Members are advised that this is not a planning matter).

4. Observations

Site and Surroundings

- 4.1 Warwick Nursery School is located to the north eastern corner of Priory Park, and to the rear of the site are a number of two storey residential properties in The Paddocks, which run along the southern edge of the site. The site has no car parking and is currently occupied by a brick built school building with a flat roof, an outdoor play area to the south of the site and grassed open areas to the east and west.
- 4.2 The nursery school site lies within the Warwick Conservation Area and is immediately adjacent to the boundary of Priory Park which contains the Scheduled Monument of The Priory of St Sepulchre.
- 4.3 The nursery school site is bounded on all sides by a 1.5 metres open pale fence and a mature beech hedgerow of approximately 1.8 metres in height. The boundary also benefits from the existence of a number of trees to the eastern

part of the site close to the brook which is located outside the school boundary and flows in a north south direction.

- 4.4 To the east of the site is a 3 storey block of newly constructed apartments and a vehicular access road running between the Coventry Road and the entrance to Priory Park, together with a piece of open land.

Residential Amenity

- 4.6 The extensions would, at its closest point, be 12 metres from the boundary shared with the properties in The Paddocks and positioned 29 metres from the rear elevation of the nearest property. The proposed extensions are intended to be the same height as the existing school buildings. In addition the only windows facing onto this boundary comprise of high level lights serving two W.Cs and one window serving a meeting room. This particular window is located 12 metres away from the boundary and the boundary benefits from well established hedgerow. In view of this and the fact that the development is limited to single storey only it is considered that the extensions would not result in any unacceptable loss of amenity to these properties.
- 4.7 The proposed building would be positioned approximately 30 metres from the block of apartments to the east of the nearest proposed extension. There is a mature hedgerow and foliage to the school site boundary, the structure would be only partially visible from the ground floor apartment, but increasingly visible from the first and second floor apartments, including a view of the roof of the structure. However, the noise and disturbance levels that would be encountered by these properties would be no worse than the operation of the site in accordance with its authorised use would allow. As such, it is considered that the structure would not result in any unacceptable loss of amenity to these properties and the development would accord with policy DP2 (Amenity) of the emerging local plan, the Warwick District Local Plan 1996 – 2011 Revised Deposit Version May 2005 .

Impact on the Conservation Area

- 4.8 In terms of the design of the extensions and materials used, they are intended to match the existing single storey building within the constraints of the school site. Therefore the extensions would continue the established building style on the site and as such, the character of the Conservation Area would be preserved and the proposal would comply with policies ENV6 and ENV8 of the adopted local plan, as well as policy DAP10 (Protection of Conservation Areas) of the emerging local plan.

Archaeology and Historic Interest

- 4.9 Priory Park is an area of known archaeological potential. The proposal has the potential to disturb deposits associated with the medieval Priory complex, pre-medieval activity in Priory Park and the later medieval expansion of Warwick and therefore a condition requiring further investigation is proposed. This would ensure that the scheme accords with policies ENV21 and ENV22A of the

adopted local plan, Warwick District Local Plan 1995, and DP3 and DP4 of the emerging local plan.

Highways/Parking Issues

- 4.10 Concerns have been raised regarding the lack of parking at the site and the implications that the proposed development may have. Further information has been submitted regarding additional numbers of staff and users that may arise.
- 4.11 Currently there are 20 existing staff members, 11 of which are associated with the nursery and 9 with the existing children's center type uses already offered. The Centre would be operated by an additional 6 members of staff and it is anticipated that 10 to 12 adults will attend each group/training session and 10 children will attend a crèche, lasting approximately 1.5-2 hours.
- 4.12 As explained earlier there are a number of current users of the existing children's centre facility and these will need to be considered in the total number of additional people using the facility. The increase in numbers would not be so great as to cause a significant increase in traffic movements. The users would also be spread out during the day when compared to the main nursery use.
- 4.13 Although some parents will arrive by car the site has good pedestrian links from adjacent residential areas. Planning Policy Guidance Note 13 (PPG13) allows for facilities to be provided within towns without any parking provision. Representations draw attention to current parking problems experienced at peak times when nursery activities tend to start and finish. To reduce such issues at peak times it is recommended that children's centre session start and finish times are staggered to avoid peak times. A condition is proposed that requires the review of the existing travel plan document including details of how session times can be managed to avoid peak hours.

Trees

- 4.14 The development of Extension 2 requires the removal of a rowan tree to enable development. This tree is one of six rowans added as ornamental planting that punctuates an outdoor play area. It is around 3.5 metres in height, appears to be a relatively young specimen and is not yet to be fully developed. As the tree is for ornamental purposes only, largely screened outside the site by the boundary treatment and has not reached maturity its removal would be acceptable. As it does not significantly contribute to the character and appearance of the Conservation Area.
- 4.15 There is a mature oak tree along the site boundary adjacent to Extension1 which would overhang the extension without being cut back. In order to ensure that the tree is not damaged during the construction phase a condition covering tree protection measures has been proposed.

Conclusions

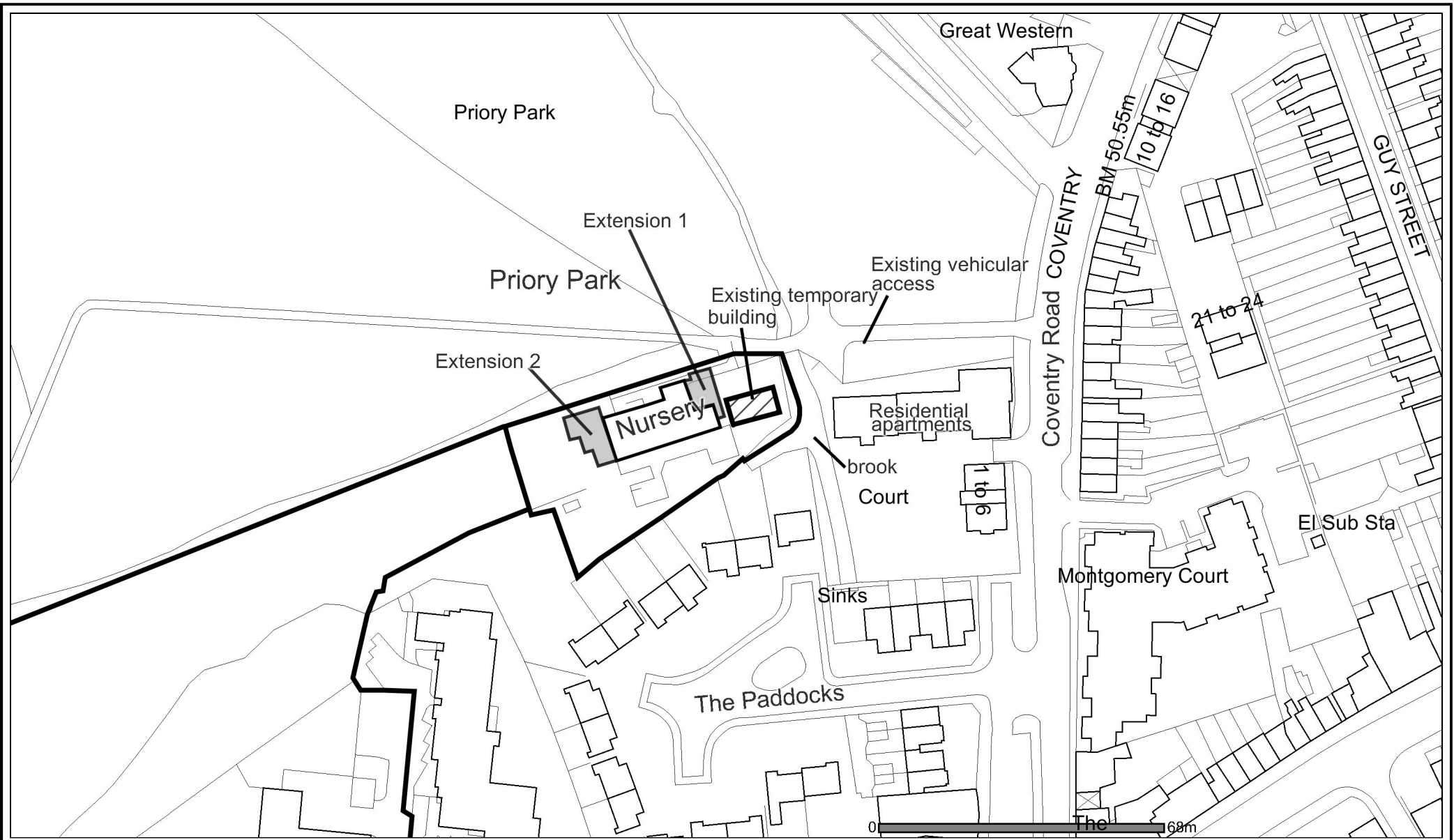
- 4.16 The construction of extensions that enhance the existing children's centre facilities offered at the Nursery School would benefit the local community and would preserve the character of the Warwick Conservation Area. It is concluded that these benefits outweigh any adverse associated impacts on the amenities of the locality for the reasons outlined in this report.

5. Environmental Implications

- 5.1 The site is located within the Warwick Conservation Area adjacent to the Priory Park. The building which is the subject of this application would be located on land which is not readily visible from many vantage points in the public domain, due mainly to the existence of mature trees and beech hedgerow surrounding the entire nursery school site and the distance of Coventry Road from the development site. As such, the development would have only a limited impact upon the visual amenities of the locality.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

10th July 2007



Scale 1: 1250

Ref No. W678/07CC014

Drawn Richard Forbes

Regulatory Committee - 24 July 2007

Subject

Warwick Nursery School - Extensions



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APPENDIX A OF AGENDA NO.

Regulatory Committee – 24th July 2007

Warwick Nursery School, Warwick - Erection of Two Extensions to Create a Children's Centre

Application No: W678/07CC014

Commencement Date

1. The development hereby approved shall be commenced no later than 3 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.

Pre-Commencement

2. Before the development hereby permitted is first commenced, a plan showing the contractors access in to the site and a scheme for protection measures to trees on site, including specific reference to the Oak tree sited on the school boundary adjacent to the proposed seminar room as, as illustrated in drawing number 2279-04 Rev C, shall be submitted to and approved in writing by the County Planning Authority. The approved protection measures shall then be put in place for the duration of construction works.

Reason: To protect the trees and hedgerows on site that are to be retained following completion of the development.

3. Before the development hereby permitted is first commenced, a programme of archaeological work, in accordance with a written scheme of investigation, shall be submitted to and approved in writing by the County Planning Authority. The Approved programme shall then be implemented as an integral part of the development of the site.

Reason: To investigate the possibility of the existence of archaeological deposits associated with the medieval Priory of St Sepulchre and the later parkland adjacent to the school site.

4. Prior to the first use of the development hereby permitted, the existing School Travel Plan shall be reviewed and updated, including details session times, and submitted to the County Planning Authority for its approval in writing. Upon approval, the reviewed School Travel Plan shall be fully implemented and an annual monitoring report on its effectiveness submitted to the County Planning Authority.

Reason: In the interest of highway safety.

General Operations

5. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: W678/07CC014, the 1:500 plan dated 4/10/2006, drawing numbers 2279-04 Rev C and 2279-07 unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure development is carried out in accordance with the planning permission hereby granted.

6. No trees within the curtilage of the site, nor any trees which overhang the site, shall be lopped, topped, pruned or felled, nor shall any roots be removed or pruned without the written approval of the County Planning Authority.

Reason: To protect the trees and hedgerows on site that are to be retained following completion of the development.

7. No storage of materials, chemicals, fuel, machinery, the lighting of fires nor the movement of vehicles shall take place under the canopies of the trees.

Reason: To protect the trees and hedgerows on site that are to be retained following completion of the development.

Development Plan Policies and Proposals Relevant to the Decision to Grant Permission

Warwickshire Structure Plan 1996 – 2011

- (i) Policy ER1 Natural and Cultural Environmental Assets
- (ii) Policy ER2 Environmental Impact of Development

Warwick District Local Plan 1995

- (i) Policy ENV3 Development Principles
- (ii) Policy ENV6 Development Standards in Conservation Areas
- (iii) Policy ENV8 Character and Appearance of Conservation Areas
- (iv) Policy ENV9 Design Guidance for Development in Conservation Areas
- (v) Policy ENV21 Archaeology
- (vi) Policy ENV22A Archaeological Investigation

Warwick District Local Plan 1996 – 2011 Revised (Deposit Version) May 2005

- (i) Policy DP2 Amenity
- (ii) Policy DP3 Natural and Historic Environment and Landscape
- (ii) Policy DP4 Archaeology
- (iii) Policy DAP10 Protection of Conservation Areas

Reasons for the Decision to Grant Permission

The development hereby permitted is in accordance with the relevant provisions of the development plan and accords to the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 there are no contrary material considerations sufficient to require refusal.

Note:- The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the committee report.