

AGENDA MANAGEMENT SHEET

Name of Committee

Regulatory Committee

Date of Committee

21 August 2007

Report Title

Warwick Nursery School - 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.

This application was deferred at the last meeting of the Regulatory Committee for the reasons outlined in paragraph 1.11.

For further information please contact

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Would the recommended decision be contrary to the Budget and Policy Framework?

Yes/No

Background Papers

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

CONSULTATION ALREADY UNDERTAKEN:-

Details to be specified

Other Committees

Regulatory Committee – 24 July 2007.

Local Member(s)

(With brief comments, if appropriate)

Councillor R Randev – No comments received as at 10 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 See paragraph 2.

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 - 21 August 2007

Warwick Nursery School - 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, Coventry Road, 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 11 April 2007.

Advertised Date : 27 April 2007.

The Proposal : Construction of extensions to create a children's centre. [submitted under Regulation 3 of the Town and 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/Background

- 1.1 This application was presented at Regulatory Committee on 24 July 2007, but was deferred to provide further information relating to the following issues:-
- (i) Clarification whether the existing temporary type building is to remain on site. (Please see paragraphs 1.6 and 1.7 below).

- (ii) Details with regards the school travel plan that is currently in place for the school site, including how sustainable travel options are promoted. Further information regarding car parking for users of the site.

These matters are discussed in paragraphs 4.14 to 4.20

- 1.2 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.
- 1.3 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. This would be used by staff only and has a link to the main Nursery School.
- 1.4 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.
- 1.5 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.
- 1.6 Previously, planning permission has been granted for a temporary type building that houses children's centre uses at the moment. The building offers both accommodation for adults and children provision currently, as part of this application it is intended to segregate adult and children provision, with children using the stand alone building and adults using facilities provided in Extension 1. This would help with regards to possible child protection issues.
- 1.7 The temporary type building was granted planning permission by Regulatory Committee on 17 February 2005, under planning reference W678/04CC051. This permission was time limited for five years from this date.
- 1.8 It has been confirmed that this temporary building will be retained and continue to be used for children's centre purposes. The proposed extensions would supplement the services offered in this existing building and allow the separation of adult and children services as noted above. As the building would be required for the Children's Centre to operate an application for the retention of the building past the 2010 end date will have to be submitted in the future.
- 1.9 The minimum core service for such children's centres includes the following:-
 - (i) Good quality early education and full day care for 0-5 year olds (8 am to 6pm all year round) and child minding networks. This care provision can either be carried out on the Children's Centre site or by private care providers within the wider locality.

- (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. This may take the form of notice boards, telephone and computer links or job support sessions.
- 1.11 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, although these would not all be on site at any one time. For instance, health visitors operating from the site would conduct sessions at satellite centres within their wider catchment area.
- 1.12 The proposed extension and the existing temporary type building would accommodate up to 22 children and 20 adults. The temporary type building can currently be used by 15 children and 10-12 adults. Therefore the proposal would generate an increase of up to eight children, 8-10 adults and six additional 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 10 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 3 pm 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 three 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

- 4.5 The extensions would be, at its closest point, 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 WCs 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.

- 4.6 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

- 4.7 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

- 4.8 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

- 4.9 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.
- 4.10 Currently there should be 20 existing staff members, 11 of which are associated with the nursery and nine with the existing children's centre type uses already offered. The Centre would be operated by an additional six 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 one and a half and two hours.

- 4.11 Due to site restraints there is no parking provision on the site. The track way and turning area that serves Priory Park is located around 30 metres from the Nursery School and is used by local residents and park users as well as Nursery school users and staff. Short stay parking is available at St Johns shopping area about 170 metres away.
- 4.12 The surrounding roads will be subject to two hour parking restrictions as part of the decriminalisation of parking in Warwick. As noted above sessions would normally run for between one and a half and two hours. Therefore, it is considered that there is ample parking provision on these surrounding streets for users of the facility, notwithstanding the fact that the site benefits from excellent public transport links with Warwick Station and bus stops within easy walking distance, and within walking distance of major residential areas.
- 4.13 There is an existing Travel Plan for the site that was submitted in relation to the permission for the temporary type building. The plan promotes more sustainable modes of transport to staff, parents and other users of the Nursery School Site, as well as road safety initiatives. The specific objectives and initiatives of the plan are as follows:-
- (i) Promote the School Travel Plan in all publications associated with the School and Centre.
 - (ii) Promote “Park and Stride” by investigating alternative parking arrangements for parents and other users of the school site.
 - (iii) Promote “Car Share” by encouraging parents and other users to consider sharing driving to the site. This will be done through normal school communications and notices.
 - (iv) The school actively promotes healthy lifestyles i.e. healthy eating, “fit for play”/brain gym, yearly road safety day, activities and talk for parents and pupils.
 - (v) Continue to monitor the surrounding environment leading to the school site and Priory Park entrance. Provision of a pram shelter to be investigated and costed.
 - (vi) Promote cycling as a healthy alternative to the car by highlighting the benefits of this activity as and when necessary. Provision of a bike shelter to be investigated and costed.
- 4.14 The submitted travel plan contained a questionnaire survey on the various travel modes used by parents and carers. With regards to the Parent/Community Activity that was taking place at that time, which was essentially the start of the Children’s Centre use, out of the 27 respondents 19 walked to the site, three used cars and five arrived by park and walk. This information demonstrates that walking was the dominant travel mode for the facility.
- 4.15 Further information has now been submitted since the last meeting of the Committee regarding the modes of travel used by staff currently working on the

site. The Head Teacher has confirmed that there are a number of staff vacancies at the school and the current staff number is 16. The way these individuals travel to work is broken down as follows:-

By car	4
Walking	11
Public Transport	1

- 4.16 To reduce any parking 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 to include the staggering of session times in relation to Nursery start and finishing times in the morning and afternoon. Representations draw attention to current parking problems experienced at peak times when Nursery activities tend to start and finish.
- 4.17 For users of the facility who may intend to use the facility for longer than the two hour sessions, and staff, there is long stay car parking available at pay and display car parks around the town centre of Warwick, within walking distance. The nearest provision would be off Priory Road, which is less than 500 metres away and would require a five to ten minute walk to the site.
- 4.18 Planning Policy Guidance Note 13 (PPG13) allows for facilities to be provided within towns without any parking provision. In addition, Policy DP8 Parking of the emerging local plan relating to parking provision states the following:-
- Development will only be permitted that makes provision for parking which does not encourage unnecessary car use; has regard to the location and accessibility of the site by means other than the private car; does not result in on-street car parking detrimental to highway safety; and takes account of the parking needs of disabled car users, motorcyclists and cyclists.
- 4.19 This particular site is located within the town of Warwick and is within five minutes walk of Warwick Railway Station and numerous bus stops, in addition it is within close proximity to residential areas that would house potential users of the centre. As such it is a location where alternatives to the motor car and discouraging unnecessary car use can be easily promoted as required by the emerging local plan policy.

Trees

- 4.20 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 fully developed. As the tree is for ornamental purposes only, largely screened outside the site by the boundary treatment and has not reached maturity it's removal would be acceptable. As it does not significantly contribute to the character and appearance of the Conservation Area.

- 4.21 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

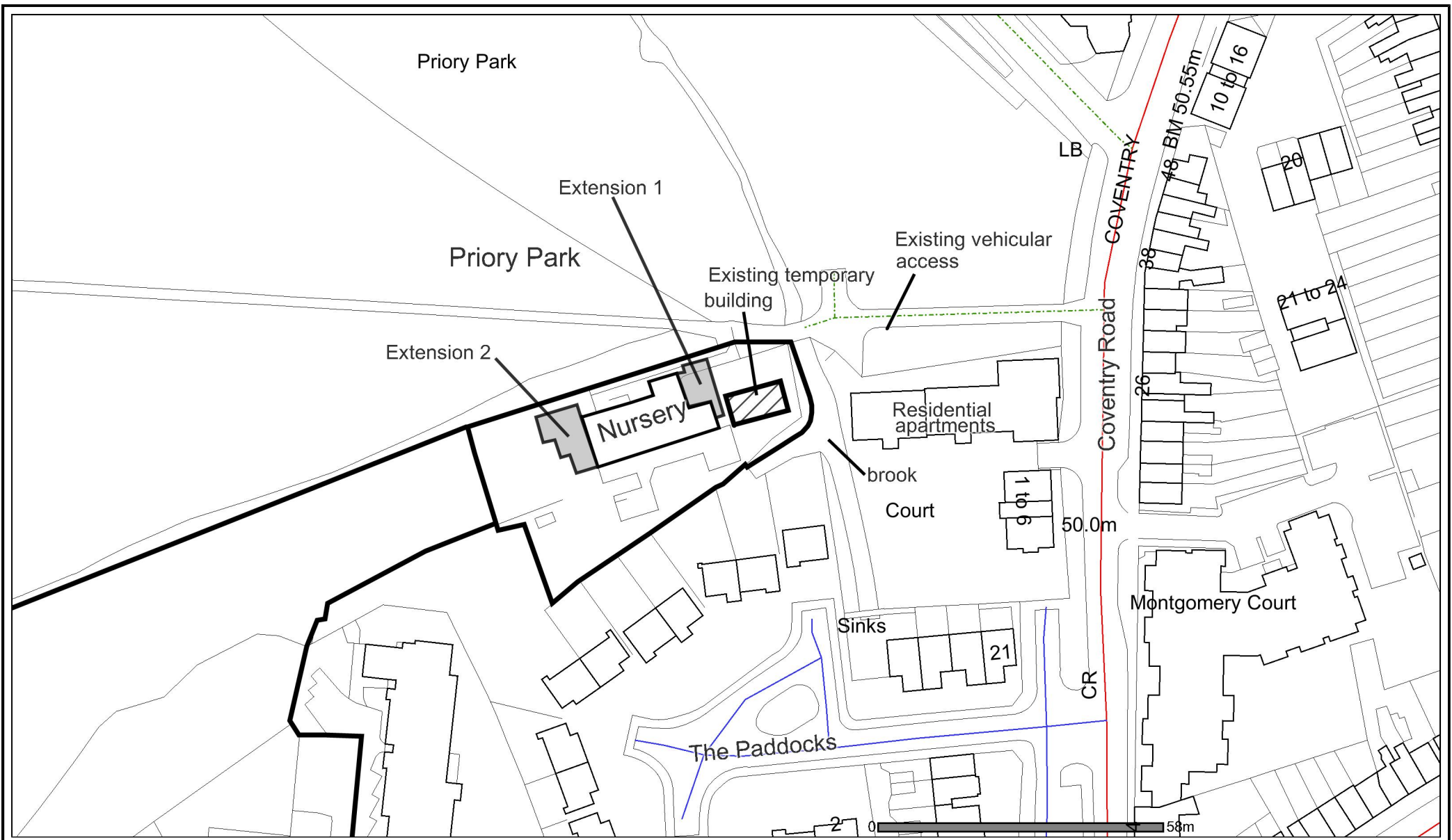
- 4.22 The construction of extensions that enhance the existing children's centre facilities offered at the Nursery School would benefit the local community and would preserve the character of the Warwick Conservation Area. It is concluded that these benefits outweigh any adverse associated impacts on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

7 August 2007



Scale 1: 1068

Ref No. W678/07CC014

Drawn Richard Forbes

Regulatory Committee 21st August 2007

Subject

Warwick Nursery School - Extensions

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APPENDIX A OF AGENDA NO.

Regulatory Committee - 21 August 2007

Warwick Nursery School - 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, regarding the need for Conservation Area policies within the local plan;
- (ii) Policy ER2 Environmental Impact of Development, regarding the need for local plan policies to assess the impacts on the environment including cultural heritage

Warwick District Local Plan 1995

- (i) Policy ENV3 Development Principles, regarding the general standard of development;
- (ii) Policy ENV6 Development Standards in Conservation Areas, regarding the need to preserve or enhance the character of the Conservation Area;
- (iii) Policy ENV8 Character and Appearance of Conservation Areas, regarding the quality of design appropriate to the special historic or architectural character of the area, and the need to harmonise in scale and form with their surroundings;
- (iv) Policy ENV21 Archaeology, regarding the presumption against development that would have an adverse effect upon Scheduled Ancient Monuments and other important archaeological remains;

- (vi) Policy ENV22A Archaeological Investigation, regarding archeological investigations prior to development.

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

- (i) Policy DP2 Amenity, regarding the amenities of nearby residents;
- (ii) Policy DP3 Natural and Historic Environment and Landscape, regarding the need to protect features of archaeological significance;
- (ii) Policy DP4 Archaeology, regarding the need to consider archaeology and that any investigations required need to be carried out prior to development;
- (iii) Policy DP8 Parking, regarding discouraging unnecessary car use and having regard to the location and accessibility of the site by means other than the private car;
- (iii) Policy DAP10 Protection of Conservation Areas, regarding the requirement for development to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas.

Reasons for the Decision to Grant Permission

The development is in accordance with the relevant provisions of the development plan. The proposed extensions are of a design and form that reflect the existing school building within the enclosed school site, thus preserving the character and appearance of Warwick Conservation Area as encouraged by Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Objections have been made regarding the impact on the amenities of occupiers of neighbouring properties. However, the site is well screened, the height of the extensions are restricted to single storey, noise levels will not increase and the relationships with nearby buildings are such as to keep visual intrusion to an acceptable level.

The site lacks dedicated parking space but is within a very sustainable location in that it has good access by public transport and is within walking distance of public parking and its main residential catchments. These features are reinforced by the School Travel Plan, which will include provision for phasing activities so as to avoid congestion at peak times.

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