

COMMITTEE REPORT

Committee: East Area **Ward:** Wheldrake
Date: 12 November 2009 **Parish:** Wheldrake Parish Council

Reference: 09/01751/GRG3
Application at: Wheldrake C Of E Primary School North Lane Wheldrake York
YO19 6BB
For: Single storey extension to rear
By: City Of York Council
Application Type: General Regulations (Reg3)
Target Date: 30 November 2009

1.0 PROPOSAL

1.1 This application seeks planning permission to provide a single storey extension to the north elevation of the school to create a nursery facility. The extension would be independent to the existing school, although attached to an existing part of the building used as a youth club and kitchen area. Information supplied by the applicant indicates that the nursery would cater for up to 18 children from age 2 years to rising 5 years. It is estimated that there would be a requirement for additional 2-3 members of staff. The unit would accommodate a lobby, office, main hall, storeroom, toilets, and kitchen and secure outside play area. The extension would project approximately 8.7 metres in depth on the northern side of the building and 12.0 metres wide, situated adjacent to the existing car park and school playing fields. The total height would be approx 4.6 metres to the ridge, reducing to 2.7 metres measured to the eaves. The proposed development would also include internal and external alterations in order to comply with Disability Discrimination Act regulations.

1.2 The school building has its frontage on North Lane with a section of playground to the side of the main entrance; an additional entrance is situated off Broad Highway. Playing fields are situated to the side and rear of the school screened by rows of trees, residential dwellings are bounded on all sides of the building. The school is situated outside the Wheldrake Conservation Area.

1.3 The school building has been previously extended at two - storey and single storey levels (ref: 06/01553/FUL - approved 7th July 2006). An application for the retention of a prefabricated building situated to the southwest of the school building was refused by the East Area Planning sub-Committee on 7th March 2008.

1.4 The application has been referred to Committee by Councillor Christian Vassie, because of concerns from the Parish Council relating to the increased massing of the building shortly after a major extension programme. In addition, concern is expressed at the failure of the school to implement some community benefits upon which the previous scheme was approved (ref: 06/01553/FUL).

1.5 Revised plans have been submitted with additional information relating to opening times, additional staff and number of children. The new plans have clearly identified the position of the nursery and surrounding classrooms.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYGP4A
Sustainability

CYED1
Primary and Secondary Education

CYC7
Criteria for children's nurseries

3.0 CONSULTATIONS

3.1 Internal

Highway Regulation - Defer application until more information has been received on the following matters:

Number of additional staff
Number of additional pupils
Nursery opening times
Revised Travel Plan

Revised plans and information submitted to highway officers 2nd November 2009 - comments awaited and will be reported direct to Committee.

3.2 External

Wheldrake Parish Council - The Parish have not commented in writing on the application as yet. Revised plans were sent to the Parish on Monday 2nd November 2009 and it is anticipated that comments will be submitted prior to the meeting.

Public Consultation letters - No objections received - expiry date 28/10/09

4.0 APPRAISAL

4.1 The key issues are:

- principle of development;
- acceptability of use;

- need for facility;
- standard of provision;
- design and affect on visual amenity;
- impact on residential amenity;
- highway safety.

POLICY CONTEXT

4.2 Planning Policy Statement 1 (PPS1): Delivering Sustainable Development encourages good design.

4.3 DRAFT LOCAL PLAN POLICY CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials;

4.4 DRAFT LOCAL PLAN POLICY CYGP4A - SUSTAINABILITY - Requires that all proposals should have regard to the principals of sustainable development.

4.5 DRAFT LOCAL PLAN POLICY CYC7 - CHILDREN'S NURSERIES - States that planning permission will be granted for development of a children`s nursery providing: there is adequate internal and external play space; the amenity of neighbouring properties or the residential character of the area is not adversely affected; and, the proposed development is well served by footpaths, cycle ways and public transport routes.

4.6 DRAFT LOCAL PLAN POLICY CYED1 - States that planning permission will be granted for new/extended primary and secondary education facilities provided there is a recognised need, the extension is of an appropriate scale and design and there is sufficient open space/playing fields available. Where a development is capable of a joint or dual use for community benefit, this should be incorporated into the design.

4.7 PRINCIPLE OF DEVELOPMENT

The proposal is to extend an existing primary school on the northern elevation to incorporate an independent pre - school nursery, operating during school hours from 8.30am until 3.30pm. It is considered that the inclusion of the nursery on the school grounds would be compatible with the main use of the school and would be convenient and beneficial for local parents and children, as well as being in line with the government's External School Agenda. The proposal incorporates internal alterations not included within this application to support the need for future out of school hour's activities

4.8 DESIGN AND VISUAL AMENITY

The proposed development is of a scale and design that is appropriate to the character and appearance of the existing school building and would not detract from the surrounding area. The position is relatively well screened by other buildings, therefore it is considered the size and scale of the extension in comparison to the existing school buildings would not constitute overdevelopment of the site.

4.0 SUSATAINABILITY

Whilst the extension is BREEAM exempt, the Sustainability Statement confirms that it is intended to achieve a BREEAM very good/excellent rating. The design of the extension incorporates the use of air source heat pumps, low flush toilets, 100% recycled plasterboard and roof insulation in sheep's wool or other alternative natural insulation. Materials will be from sustainable sources where possible.

4.9 RESIDENTIAL AMENITY

The impact on residential amenity would be little different to the current situation during school opening hours. The supporting information within the application suggests that the nursery would potentially open later in the day than the school and during school holidays. This could result in some slight disturbance to residents, particularly on Broad Highway. However the proposed nursery building would be of an acceptable distance from the surrounding dwellings, separated with adequate boundary treatment around the school. Therefore, it is not considered that the proposal would result in any detrimental impact on residential amenity to an unacceptable degree.

4.11 HIGHWAY COMMENTS

Highways officers have requested further information on the proposal on the following matters: the submission of a revised Travel Plan to take account of the new proposals, the number of extra staff and pupils involved, and the hours of operation.

The information has now been supplied by the agent, who confirms that the proposed nursery would accommodate a maximum of 18 children from 8.30am - 3.30pm at present, with an additional 2- 3 extra staff. A revised Travel Plan has also been submitted. Further comments from Highways officers are awaited and will be reported direct to the Committee.

4.13 COUNCILLOR/ PARISH COMMENTS

Concerns have been regarding the increased massing of the building shortly after a major extension programme has taken place. In addition, concern is expressed at the failure of the school to implement community benefits which were offered at the time the previous scheme was approved (ref: 06/01553/FUL), specifically a community library.

4.14 In terms of additional massing, it is considered that the extension is of an acceptable scale and design in relation to the existing school and would not constitute overdevelopment of the site. The provision of community benefits was not a condition of the previous approval and any assurances made at that time are not directly relevant to the present application. So far as the potential community benefits associated with the present proposal are concerned, the Project Manager, Resource Management, Learning Culture & Children's Services has stated the following:

"The project would provide a separate access for the youth club, which would enable the school to be secured separately. The existing "bar" in the youth annex would be

removed, new storage provided, and the new kitchen area would be accessible either from the Extended School facilities or from the youth club - this would provide better kitchen facilities than they have at the moment. Both doors into the kitchen would be lockable, with lockable storage in the kitchen as well, for both groups to keep their belongings.

As far as the community using the facilities, I will include a quotation from our project brief:

The space could be used to develop a high quality environment for children, additionally it could provide a base for the locality Children's Centre outreach team, as well as offering accommodation to LA staff who could use it to look at areas of learning and to provide training for school staff and local Early Years providers. It could also be used for informal parenting groups. There would also be the potential for existing childcare to be extended, for instance, by providing a base for a Breakfast Club, or enabling holiday clubs to be run for some or part of the school holidays. All existing local groups (including private nurseries and child minders) could use the facilities, either separately or working together, and be involved in the initiatives."

It would appear, therefore, that the proposal has been designed in order to accommodate dual use/community benefits in accordance with Policy Ed1 of the Draft Local Plan.

5.0 CONCLUSION

The proposal to extend an existing school to provide nursery facilities is considered to be acceptable. The nursery use would be compatible with the existing use of the site and would improve pre-school provision in the area. The design of the extension is acceptable and would constitute a sustainable form of development. There would be no significant harm to residential amenity. Comments are awaited from Highways and the Parish Council. The application is recommended for approval, subject to conditions.

6.0 RECOMMENDATION: Approve under General Regs 3 Council Dev

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| 1 | TIME2 | Development start within three years |
| 2 | VISQ1 | Matching materials |
| 3 | PLANS1 | Approved plans - Revised Plans - drwg No 0835/03 _ Proposed Plan drwg No 0835/04 |
| 4 | NOISE7 | Restricted hours of construction |

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to principle of development, acceptability of use, need for facility, standard of provision, design and affect of visual amenity, impact on residential amenity and highway safety. As such, the proposal complies with Policies GP1, GP4A, ED1 and C7 of the City of York Development Control Local Plan.

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