

COMMITTEE REPORT

Committee: East Area

Ward: Wheldrake

Date:

Parish: Wheldrake Parish Council

Reference: 10/00051/GRG3

Application at: Wheldrake C Of E Primary School North Lane Wheldrake York YO19 6BB

For: Single storey extension to rear to form children`s nursery with internal alterations and minor alterations to existing car park

By: Ms H Rodbourn

Application Type: General Regulations (Reg3)

Target Date: 30 March 2010

Recommendation: Approve

1.0 PROPOSAL

1.1 PROPOSAL

This application is a re- submission and relates to the erection of a single storey rear extension to create an independent nursery. The existing car park would be slightly altered and resited two metres further to the north, but would retain all of the existing 12 parking spaces. The previous application was withdrawn in November of last year (Ref: 09/01751/FUL).

1.2 THE SITE

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, and the site is bounded by residential dwellings on all sides. The site is located close to Wheldrake Conservation Area, the boundary of which runs along the centre of North Lane. The extension will not be visible from the Conservation Area.

1.3 A Design and Access Statement and a Planning and Sustainability Statement have been submitted in support of the application.

1.4 PROPERTY HISTORY

Application relates to single storey extension to rear (Ref: 09/01751/GRG3) withdrawn.

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.

1.5 The application has been referred to Committee as a previous application for a similar proposal which was due to be considered by the East Area Planning Committee in November 2009 was withdrawn. That application had been called in for a Committee decision by Councillor Vassie.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

Schools GMS Constraints: Wheldrake CE Primary 0237

2.2 Policies:

CYGP1
Design

CYED1
Primary and Secondary Education

CYC7
Criteria for childrens nurseries

CYGP4A
Sustainability

CYT20
Planning agreements

3.0 CONSULTATIONS

3.1 Internal

Highway Regulation
Additional information required on the following matters:

Number of additional staff
Number of additional pupils
Cycle Storage Facilities
Revised Travel Plan
Extent to which the nursery would be independent from the school

Information provided by the agent has been considered by the Highways Authority. No objections subject to a condition requiring the submission of an amended School Travel Plan

3.2 External

1. Resident at Netherlands, Broad Highway - Concerns regarding local parking issues and potential for accidents

2. Chairman and Clerk to Wheldrake Parish Council have made separate comments on the following issues:

i) Submitted plans do not show the existing buildings correctly.

ii) There is potential for existing parking problems and congestion on Broad Highway to be exacerbated. No additional on site parking is proposed.

iii) Detrimental impact on the Youth Club:

- existing area of open space will be reduced
- the internal alterations such as repositioning the doors and creating internal storage will adversely affect the flexibility of use of existing space.
- natural lighting reduced because of loss of window.
- statements regarding existing providers competing for sessions at the Village Hall are untrue
- the existing village hall has nursery facilities which would become redundant if the nursery extension was approved.

iv) The Parish Council is concerned about the possible impact on the financial viability of the village hall if Nursery providers found it necessary to move to the proposed facility .

v) There is already good existing provision for Nursery/Early Years children in the area with three recently established providers within 1 to 6km of the village.

vi) The library service as part of a previous extension has not been implemented.

3. The chairman of the Wheldrake Youth Club and Management Committee does not object to the proposal but concerned that there will not be sufficient space for the club activities and concerns over storage of the equipment.

4. Letter of support from the occupier of 32 The Cranbrooks, on behalf of 11 residents - states that there is a need for a breakfast club provision at the school. There is very little space for such a facility at the present time and it is hoped that the refurbished and extended area would be available to meet this identified community need.

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.

4.8 PRINCIPLE OF DEVELOPMENT:

The proposal is to extend an existing primary school on the rear elevation to incorporate an independent pre-school nursery required to fulfil an identified need in the area. The information supplied by the agent points out that the nursery would provide places for up to 20 children with an additional 4 members of staff, and would be available for use between 7.30am and 6pm on week days during term time only. The nursery building would accommodate the existing youth club currently attached to the rear of the school. The inclusion of the nursery on the school grounds would be compatible with the main use of the site and would be convenient and beneficial for local parents and children as well as being in line with the Government's External School Agenda. Sufficient playground and playing fields would remain. The

extension would provide a separate access for the youth club, which would enable the school to be secured separately. The new kitchen area would be accessible from the extended school facilities and from the established youth club - this would provide better kitchen facilities than at the present time. On this basis 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.

4.9 DESIGN / VISUAL AMENITY:

The extension would project approximately 8.7 metres in depth on the northern side of the building and would be 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 situated behind security fencing. The extension would be modest in scale compared to the existing building, and compatible to the design of the existing school in materials and fenestration. The position of the extension is relatively well screened by virtue of the layout of the existing school building. Additional security fencing would be introduced in order to slightly extend the existing outside space on the north elevation.

4.10 SUSTAINABILITY:

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, and 100% recycled plasterboard and roof insulation in sheep's wool or other alternative natural insulation. Materials will be from sustainable sources where possible.

4.11 HIGHWAY RESPONSE:

The Council's highway officers have no objections to the extension subject to the submission and written approval of a School Travel Plan prior to commencement of the development. The highway authority have commented that there would be no objections to the proposal subject to an updated School Travel Plan to incorporate the proposed nursery, which will demonstrate that adequate provision is made for the movement of vehicles, pedestrians, cycles and other modes of transport to and from the school. The Travel Plan would be monitored on an annual basis and corrective action sought where appropriate. The agent has indicated that work has already commenced on the formulation of the updated Travel Plan. The existing car park would be slightly reconfigured and resited two metres further to the north, but would retain all of the existing 12 parking spaces.

4.12 The Parish Council have raised objections to the proposal, particularly the impact of the proposal on parking and highway safety, the impact on the existing youth club facility and the impact on the existing nursery facility and financial viability of the village hall if nursery providers move to the new facility. The submitted plans indicate that the overall area of the youth club room would not be reduced, although the useable space would be reduced through the provision of two internal storage areas. However, a new kitchen area would be provided which would be accessible from both the youth club facility and the nursery unit.

4.13 The supporting statement submitted with the application emphasises the benefits of siting the nursery facility on the existing primary school site. It states that the proposed extension will give the opportunity to increase the potential for further community and school use and will provide the opportunity to revamp the youth club facility, which is in need of refurbishment, and provide modern kitchen facilities for both uses. The location of the Early Years facility on the school site would assist in the co-operative working between Early Years providers and the school Reception Class, and assist the smooth transition for children between the providers and starting school. The local demand for a breakfast club using the new rooms and kitchen facility has been recognised, and such a facility would allow parents to drop off children at the breakfast club at one central point. Costs for the youth club would be reduced as they would not need to rent the entire school building as they do at present. With regard to the library service, an agreement has already been reached in principle to work with Wheldrake School to set up a library for the community utilising and adapting the existing school library.

4.14 It is considered that the proposal has the potential to create significant benefits for the local community. No highway objections have been raised to the proposal, subject to an updated School Travel Plan being submitted, approved and implemented.

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. The application is recommended for approval, subject to conditions.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 VISQ1 Matching materials

3 The development hereby permitted shall be carried out in accordance with the following plans:-

Revised Plan 0835/04B and 0835/04 plus supporting documents

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

4 Prior to the commencement of the development hereby permitted an amended School Travel Plan for Wheldrake C of E Primary School incorporating the proposed nursery, or solely for the proposed nursery, as appropriate, shall be

submitted to and approved in writing by the Local Planning Authority and thereafter such measures as may be contained therein shall be implemented and maintained at all times..

Reason

To ensure the development complies with Central Government advice contained in Planning Policy Guidance Note 13 "Transport", and in Policy T13a of the City of York Draft Local Plan, and to ensure that adequate provision is made for the movement of vehicles, pedestrians, cycles and other modes of transport to and from the site, together with provision of parking on site for these users.

5 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 the use, need for the facility, standard of provision, design and visual appearance, impact on residential amenity and highway safety. As such, the proposal complies with Policies GP1, GP4A,, ED1, C7 and T13a of the City of York Development Control Local Plan.

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