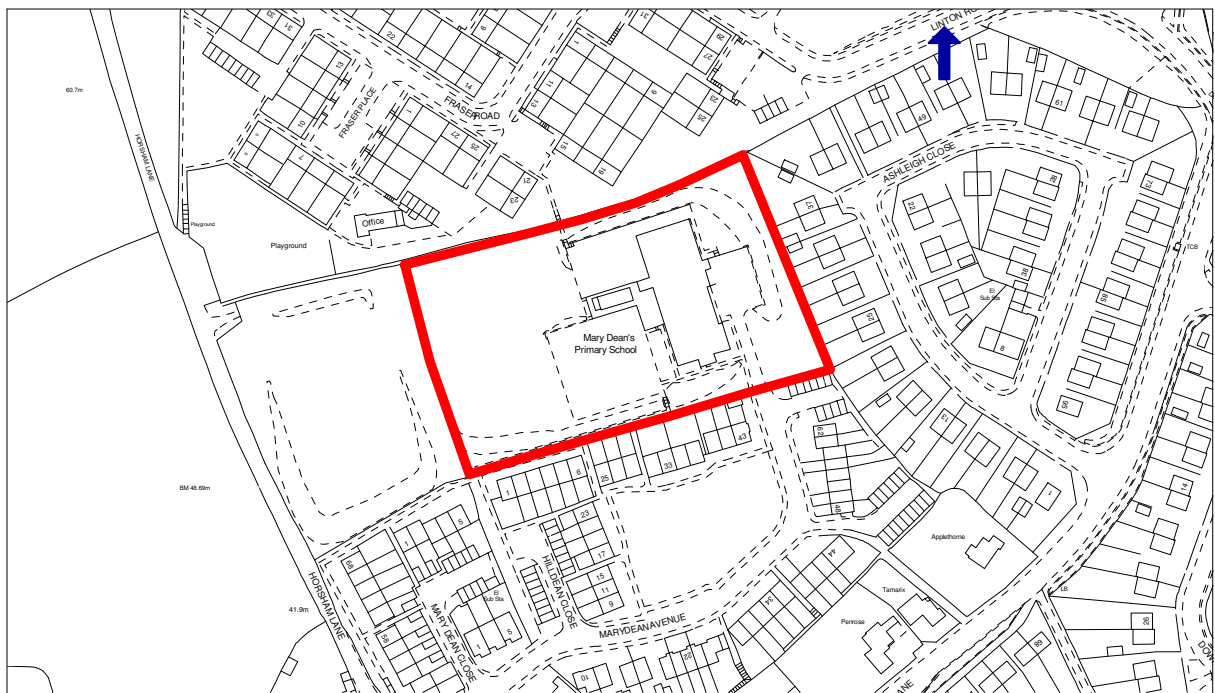


ITEM: 11

Application Number: 07/00226/FUL
Applicant: Mary Dean Primary School
Description of Application: Single-storey detached building for use as nursery
Type of Application: Full Application
Site Address: MARY DEAN PRIMARY SCHOOL, MARY DEAN AVENUE TAMERTON FOLIOT PLYMOUTH
Ward: Southway
Valid Date of Application: 14/02/2007
8/13 Week Date: 16/05/2007
Decision Category: Major
Case Officer : Stuart Anderson
Recommendation: Grant Conditionally



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OFFICERS REPORT

Site Description

The site of this proposal is Mary Dean Primary School, off Mary Dean Avenue, in the Tamerton Foliot area of the city.

The proposed building is to be sited on an area of playground, to the west of the main school building.

Proposal Description

Single-storey detached building for use as nursery.

The proposed building would measure 16x10.6m, and would be equal in height to the main school building. It would use materials that would match the main school building. The design features of the proposed building would be very similar to those of the main school building.

It is understood that the proposed nursery building would accommodate 38 children, with 4 staff. It is also understood that there is an existing nursery on the site, which accommodates 23 children and 3 staff. If the proposal is implemented, the existing nursery operation will move into the proposed building, and the building currently used as a nursery will be used for other school purposes. What this means is that the proposal will result in an increase of 15 additional children and 1 additional member of staff at the site (i.e. $23+15=38$, $3+1=4$).

In terms of hours of operation, initially there would be morning only sessions (0845-1145 hours), possibly increasing to afternoon sessions (1215-1515).

Relevant Planning History

03/00151/FUL – Provision of portable building for use as pre-school classroom (re-located from off-site) (granted)

02/01212/FUL – Alterations and single-storey extension to school (granted)

91/01631/C1884 – Erection of mobile classroom (regulation 10 consultation) (granted)

Consultation Responses

Transport Officer – no objections in principle, but recommending conditions. Please see report below.

South West Water – no objections in principle. However, there are public sewers in the vicinity (this matter is discussed further in the report below).

Representations

Three letters of representation have been received (two of these letters are from the same household). These letters show objection/concerns over the proposal, on the grounds that creating more school places will add to existing congestion/parking problems.

Analysis

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

The most relevant policies on this proposal are considered to be CS14, CS28 and CS34 of the Core Strategy. Policies ATR5, ATR18, AEV31 and ACR12 of the adopted City of Plymouth Local Plan First Alteration 1996 are also considered to be relevant to this case. The relevant issues are discussed below.

VISUAL APPEARANCE/DESIGN

The proposed nursery building would respect the design of the main school building. Also, it would not be of excessive size, and therefore would not appear prominent. The proposed building is therefore considered to be acceptable to AEV31 and criteria 3, 4, and 6 of CS34.

IMPACT ON SURROUNDING RESIDENTIAL AMENITY

The nearest residential properties are 19-23 Fraser Road. These properties are at a much higher ground level than the school site, and are at least 20m away from the site of the proposed nursery, so the light/outlook and privacy of these properties would not be affected by the proposed building.

It is unlikely that surrounding properties will be affected by noise and disturbance from the proposed development, given that the proposed nursery would only accommodate a 15 additional children and 1 additional staff member.

DRAINAGE/SEWERAGE

South West Water do not object to the proposal. However, in their consultation response they have made a number of observations, and it is recommended that these are communicated to the applicant by means of an informative note attached to any grant of planning permission.

HIGHWAYS ISSUES

It is necessary to consider whether the proposed development would noticeably increase the volume of traffic, in particular the volume of traffic entering Mary Dean Avenue, which experiences a lot of on-street parking. The Transport Officer advises that there is a history of congestion occurring there when children are being dropped off or collected from the site.

It is considered that the number of additional children and staff that the proposed development will generate is modest (i.e. 15 additional children and 1 additional staff member). It is also considered safe to assume that many of

the children will arrive on foot, given that the surrounding area is a densely developed residential estate.

It is, however, inevitable that some of the children will still arrive by car. It is anticipated that many children being dropped off and collected by car will do so via the Horsham Lane frontage, where there is a lay-by beside the school entrance (see section 3.2 of the accompanying Design and Access Statement). However, the disadvantages of this are that there is no footway along this part of Horsham Lane. Also, the walking distance from this entrance to the proposed nursery is further than that of the Fraser Road entrance or the Mary Dean Avenue entrance.

The Transport Officer is satisfied that the proposal does not raise any insurmountable traffic issues. A condition is recommended (i.e. staff travel plan), and this measure is considered adequate to cope with the transport implications of the scheme.

Conclusions

The proposal is recommended for approval.

Recommendation

In respect of the application dated **14/02/2007** and the submitted drawings, **Site location plan, 18230_01, 18230_02, 18230_03, 18230_05, 18189_06, accompanying Design and Access Statement**, it is recommended to:
Grant Conditionally

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

SCHOOL TRAVEL PLAN

(2) The development hereby permitted shall not be occupied until a Staff Travel Plan (STP) has been submitted to and approved in writing by the Local Planning Authority. The said STP shall seek to encourage staff and children/parents to use modes of transport other than the private car to get to and from the premises. It shall also include details of arrangements for monitoring the use of provisions available through the operation of the STP; and the name, position and contact telephone number of the person responsible for its implementation. From the date of approval of the STP, the occupier shall operate the approved STP.

Reason:

In the opinion of the Local Planning Authority, such measures need to be taken in order to reduce reliance on the use of private cars (particularly single

occupancy journeys) and to assist in the promotion of more sustainable travel choices.

INFORMATIVE - DRAINAGE

(1) The applicant's attention is drawn to the observations of South West Water. SWW have no objections to the proposal, provided that foul drainage only is connected to the public foul or combined sewer. Should no separate storm system be available, details of the means of disposal must be submitted for the prior approval of SWW. The use of soakaways will require satisfactory percolation tests to have been undertaken.

INFORMATIVE - PUBLIC SEWERS AND MANHOLES

2) The applicant's attention is drawn to the observations of South West Water, who advise that there are public sewers and manholes in the vicinity, and that the security of these might be affected by the proposed development. No development will be permitted within 3 metres of the sewers without the express consent of SWW. Manholes are not permitted to be built over, and must be kept accessible at all times. Should a manhole need to be moved, it would be at the expense of the applicant. It is recommended that the applicant or their agent should contact SWW on 01392 443616 for further advice on this matter.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations which in this case are considered to be: design of the proposed building, impact on surrounding residential amenity, vehicular traffic movements, the proposal is not considered to be demonstrably harmful to local amenities. In the absence of any other overriding considerations, and with the imposition of the specified planning conditions, the proposed development is acceptable and complies with the following policies of the Devon Structure Plan (2001 to 2016) 2004, the adopted City of Plymouth Local Plan First Alteration 1996, Plymouth Local Development Framework, Core Strategy, Regional Spatial Strategy and North Plymstock Area Action Plan (the status of these documents is set out within the City of Plymouth Local Development Scheme 2006), and relevant Planning Guidance Notes, Statements and Government Circulars as follows:

- ACR12 - Child Care Facilities (criteria)
- AEV31 - Townscape
- ATR18 - General Parking/Service Requirements
- ATR5 - The Road Network
- CS28 - Local Transport Consideration
- CS34 - Planning Application Consideration
- CS14 - New Education Facilities