

# ADDENDUM REPORT

Planning Committee



**Item Number: 1.3**

**Site: White Lady Road Plymouth PL9 9GA**

**Planning Application Number: 17/02456/FUL**

**Applicant: St Mary's Church Preschool**

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Members are advised that a revised consultation response has been received from the Council's Early Years Team, which now reads as follows:

## **Early Years and Childcare Team**

The Early Years and Childcare Team, responsible for childcare places and sufficiency within the Council, wouldn't endorse this application as there's already an abundance of high quality and sufficient childcare within close proximity. The Team are happy to support St Mary's Church Preschool to find alternative premises in Plympton, as they are aware that St Mary's Church may terminate their current lease, leaving the pre-school without a suitable venue.

## **Early Years Safeguarding and Welfare Team**

The Early Years Safeguarding and Welfare Team, responsible for ensuring proposed childcare provision meets the requirements for registration with Ofsted, have carried out two site visits at the proposed premises and provided two comprehensive reports to the applicant. The building presents some challenges to bring it up to the standard required for a childcare setting, for example, extensive internal refurbishment and ensuring the security of the proposed outdoor play space. This is likely to be at significant cost for the applicant. Once these requirements have been addressed however, it is entirely feasible for the premises to meet Ofsted registration requirements, subject to planning permission, as it is not dissimilar to other childcare facilities across the city. Please note the site visits focus entirely on the suitability of the premises, and does not report on the suitability or otherwise of the site in terms of meeting planning requirements - although potential obstacles and challenges are always pointed out for consideration as a matter of course on any visit.

**Comment:** these responses from the Early Years Teams are not considered to raise any new issues.

Members are advised also of four additional public comments. These raise the following additional matters:

1. The parking survey in the Travel Plan is inadequate. The public car park on Mayers way is well used and often congested with members of the public including dog walkers and parents dropping off and picking up disabled children at the Beckley Centre. Mayers way itself is used for parking; an increase in this activity could block access to South West Water treatment works and prejudice access for parents of disabled children.
2. The application refers to six car spaces on the parking area in front of the building, whereas the Local Highway authority response refers to five spaces being available.

**Comment:** for clarification the case has been assessed on the basis of five parking spaces. The comments on the usage of the public car park in Mayers way are noted, although the Local Highway Authority's recommendation is not reliant on the parking availability within that car park.