

Development Control Committee
Meeting to be held on 26 February 2014

Electoral Division affected:
Accrington West

Hyndburn Borough Council: Application Number: LCC/2014/0004
New single storey extension to provide additional nursery and office accommodation including the relocation and extension to the existing canopy. Fairfield Children's Centre, Fairfield Street, Accrington

Contact for further information:
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Executive Summary

Application - New single storey extension to provide additional nursery and office accommodation including the relocation and extension to the existing canopy. Fairfield Children's Centre, Fairfield Street, Accrington.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling commencement and working programme.

Applicant's Proposal

Planning permission is sought for an extension to provide additional nursery accommodation for children aged 2, 3 and 4 years old and an additional office space. An existing canopy would be dismantled to accommodate the proposed extension and then reinstalled in a new location. The proposed extension would be located at the back of the nursery and would provide approximately 18m² of new office floor space and 15.3m² of space for children in association with a re-modelling of the internal layout of the building to accommodate an increase in children. It would have a flat roof, facing brickwork, white powder coated aluminium windows and oak veneer folding sliding patio doors all to match the existing building.

Description and Location of Site

Fairfield Nursery is located off Fairfield Street approximately 2km to the south west of Accrington town centre. Residential properties lie to the south west and north of the school, with industrial premises to the north west. Play areas lie to the south and east of the school building. To the north is an access area with limited parking provision and an independent pedestrian access ramp taken from Fairfield Street to

the nursery entrance. The school is immediately adjacent to Springhill Community Primary School, which lies to the north east of the nursery.

Background

History

Planning permission for a single storey extension to provide additional accommodation together with the formation of car parking area for 5 cars was granted in January 2003 (ref.11/02/0576).

Planning permission for the erection of a new 2.4m high security fence to part of the school boundary together with widening of the vehicular access gate and new pedestrian access was granted in May 2005 (ref.11/05/0069).

Planning permission for the erection of a ground and first floor extension to the existing nursery including new entrance and re-alignment of the existing boundary fence was granted in December 2005 (ref.11/05/0687).

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11-14, 17, 65-64, 72-73, are relevant with regard to the requirement for sustainable development, core planning principles, good design, and the need for additional school places.

Hyndburn Core Strategy

Policy ED1 New and Improved educational facilities
Policy ENV6 High Quality Design

Hyndburn Local Plan

Policy E10 General Development Control Policy

Consultations

Hyndburn Borough Council – No observations received.

LCC Developer Support (Highways) – Object on the grounds that there is insufficient parking at the site which leads to parking, both by staff and parents, on Fairfield Street, effectively reducing this to single lane running and exacerbating existing highway problems and having a detrimental impact on the surrounding highway network. The presence of this parking also creates a potential hazard for pedestrians wishing to cross the road in the vicinity of the site, through reduced visibility both for the pedestrians and for vehicles approaching the site. There have been 2 accidents in the last 5 years at the site to which this parking has contributed. Under the locally adopted (Hyndburn Borough Council) Car Parking and Access standards this size of facility would normally be expected to have 32 off road parking spaces to minimise

the impact on the highway network. This is calculated based on a ratio of 1.5 spaces per 2 staff and 1 space per 10 pupils. The site currently has less than 10 spaces. The proposal will see a change to the structure of the nursery and the mix of children attending, with 2 sessions of 94 children in each session. This is equivalent to 94 full time places. This is believed to be a reduction in full time equivalent places at the nursery but will see greater vehicle movements associated with the site as people drop off and collect children. This in turn is likely to lead to greater on street parking in the vicinity of the site at certain peak times (4 a day), extending the reduction to single carriageway.

Representations – The application has been advertised by site notice, and neighbouring residents informed by individual letter. Thirteen representations have been received. Whilst recognising the excellence of the nursery, objections are raised for the following summarised reasons:

- Parking – teachers/parents/workers park in front of residential properties.
- The residents living in the extra care bungalows rely on the limited parking spaces to the front of their bungalows in order to access their vehicles without having to cross a busy road.
- Staff from the nursery park the full length of the street making it at times difficult for the ambulance service.
- The street cannot accommodate parking for more people.
- Previously the police have been called due to the parking problems from the Nursery Staff.

County Councillor Dad has expressed concern about the traffic and noise in the area.

Advice

The proposed extension would increase office provision that is required to support the running of the Children's Centre at the nursery and provide a small increase in floorspace.

The proposed extension would be very small and would be built of materials and to a design reflective of the existing building. Whilst the new development would increase the scale and massing of the nursery buildings it is considered that the proposal would not have a detrimental effect on the nearest neighbouring residential properties (located some 30m away) due to overlooking or and loss of light.

The existing canopy would be dismantled and re - located maintaining approximately 40m² of outdoor covered recreational space and incorporating new electrically operated powder coated steel roller shutter doors and a glazed panel.

The proposed extension and relocation of the canopy are therefore considered acceptable and comply with Policy ED1 and Policy ENV6 of the Hyndburn Core Strategy and Policy E10 of the Hyndburn Local Plan.

The nursery is reorganising the delivery of its service to provide Nursery School places split over two sessions, morning and afternoon having 94 places in each

session, meaning 188 in total rather than the 200 places currently provided on a full time basis. This would actually lead to a small reduction in pupil numbers and possibly two full time staff. The reorganisation of the nursery does not require the benefit of planning permission but the split sessions will lead to children arriving and leaving the nursery twice rather than once a day. However, the proposal has generated a number of objections most particularly relating to parking and the obstruction of Fairfield Street.

At present there is existing parking on site for approximately 6-7 vehicles however this is not marked out. There are no proposals to provide additional parking as part of the planning application. Due to the provision of a disabled access ramp and the change of use in levels to the frontage of the nursery to Fairfield Street, there is insufficient space to provide more car parking. The Director of LCC Developer Support (Highways) has raised an objection to the proposed development due to it having a detrimental impact on the surrounding highway network.

Whilst it is recognised that there may be existing parking problems associated with the nursery, it is considered that they are not something that can be addressed as part of this proposal. The extension is small; it will not lead to a significant increase in the size of the nursery or the numbers of pupils that could be accommodated at the nursery at any one time. However, the re-organisation of the nursery to provide split shifts would lead to children being dropped off and picked up on two occasions per day, albeit two occasions would be at lunch time as shifts change and when it could be expected to be a lower frequency of vehicles. Similarly, whilst the objection of the Director of LCC Developer Support (Highways) is understandable, it is considered that if there is an issue with parked vehicles causing an obstruction or compromising highway safety necessitating traffic management measures, these should be considered as part of a traffic regulation order process and not on the back of a planning application for a small extension to the existing building which in its own right would not lead to an increase in pupil numbers.

It is therefore considered that the objections cannot be supported and that the proposed development complies with the policies with the NPPF, the policies of the Hyndburn Core Strategy and the policies of the Hyndburn Local Plan.

In the view of the nature, design and location it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Recommendation

That planning permission be **granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than (3) years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1) (a) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out, in accordance with the following documents:
 - a) The Planning Application and supporting statement received by the County Planning Authority Director of Transport and Environment on 23/12/2013
 - b) Submitted Plans and documents:
 - B01 Rev D1 Layout as Existing
 - B02 Rev D1 Elevations as Existing
 - B03 Rev D1 Layout as Proposed
 - B04 Rev D1 Elevations as Proposed

Reason : To minimise the impact of the development on the amenities of the area and to conform with Policies ED1 and ENV6 of the Hyndburn Core Strategy and Policy E10 of the Hyndburn Local Plan

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2014/0004	7/02/2014	Jess Manfield/ENV/31942

Reason for Inclusion in Part II, if appropriate

N/A