

Item 3 **10/00276/FULMAJ**

Case Officer **Caron Taylor**

Ward **Astley And Buckshaw**

Proposal **Erection of a children's nursery and swimming academy with associated landscaping, signage, boundary fence and car park at Buckshaw Village.**

Location **Land 100m East Of 3 Crompton Walk Buckshaw Avenue Buckshaw Village Lancashire**

Applicant **Red Rose Holdings**

Consultation expiry: 2 June 2010

Application expiry: 5 August 2010

Proposal

1. This application is a full application for the erection of a children's nursery and swimming academy with associated landscaping, signage, boundary fence and car park at Buckshaw Village.

Recommendation

2. It is recommended that this application is granted planning permission, subject to conditions.

Main Issues

3. The main issues for consideration in respect of this planning application are:

- Principle of the proposal
- Appearance, layout and scale
- Access and parking
- Impact on neighbour amenity

Representations

4. One letter of objection has been received to the application. The points raised can be summarised as:

- The proposal is at odds with the original masterplan and other developments in the vicinity of the site;
- It will have a detrimental impact on their property;
- It is overdevelopment of the site and there is no landscaping strip to reduce it impact opposite the properties on Bridgewater drive;
- The site eats into the village green at the north end;
- The opening hours of 7days a week into the evening is in excess of what would be expected from a nursery alone and there will be noise from the pool;
- The proposed additional pedestrian access on the east side of the building will result in people parking and dropping off there leading to increased parking and traffic.

Amended plans have been received which include introducing a landscaping buffer along the majority of the west boundary of the site and reducing the size of the site so it no longer eats into the village green. Neighbours have been notified of amended plans. No further representations have been received at the time of writing. Any received will be placed on the addendum.

Consultations

5. **NHS Primary Care Trust** – comment that carparking could be put under pressure if there is overspill parking from the site. 39 parking spaces are proposed whereas the size of the nursery and pool should have 103 parking spaces and 26 cycle stands.
6. **Lancashire County Council (Highways)** – state in response to the original plans there is no measurable impact on the highway network with the scheme, but the internal vehicular arrangements are flawed. The car provision is woefully under provided for. The standards are set out in the North West Plan Partial Review July 2009.
7. Crèches and nurseries should have one parking space per member of staff. Using the figures of staff v children ratios given on the plan, with the necessary support staff, it would seem towards 50 spaces are needed for the nursery alone. The pool floor space is used to calculate the parking requirement. That would require another 55 spaces. This is unacceptable and inadequate, and does not comply with the correct document. Car parking will then spill out on to the surrounding area and should be refused. One drop-off space is shown. This also will not be adequate as by definition, most drop-offs (and pick-ups) take place at the same times. There is no set figure for this, but would expect to see provision of a lay-by capable of holding six cars.
8. **Environment Agency** – has no objection subject to conditions.
9. **Chorley Environmental Protection** – have no objection to the proposal.
10. **United Utilities** – request a condition be added to any permission.
11. **Police Architectural Liaison Officer (MAPS)** – ask for consideration of the installation of CCTV and alarm system. They also request that the refuse store behind wooden fencing is reconsidered as it may be a fire risk and whether the disabled ramps will have an anti skateboard style topping.

Assessment

Principle of the development

12. The site the subject of this application is earmarked for a public house on the Buckshaw Masterplan. This part of the village is to form a hub of community facilities. Immediately to the northwest of the site is the community centre with the village green bounding the site to the north. To the immediate west is the site of the proposed health centre and to the south is the primary school currently under construction.
13. The initial plans for the scheme were more extensive to the north and east. However amended plans have been received reducing the extent of the scheme to the north so the proposal does not extend into the village green site and bringing the east elevation of the building further away from the pavement to allow a planting strip to be introduced between the building and the pavement.
14. There is a public house on Matrix Park, within South Ribble Borough and a pub has also been permitted on the southern side of the roundabout close to the primary school site on the edge of the Southern Commercial area. Buckshaw Village is therefore considered to be sufficiently served by public houses, and the erection of a nursery and swimming academy in this location is considered to sit more comfortably beside the adjacent community facilities of a school, health centre and community centre. It will also expand the range of facilities available to the residents of Buckshaw Village and is considered acceptable in principle in accordance with Policy GN2.

Appearance, Layout and Scale

15. The application site is prominent within Buckshaw Village being on a corner next to the primary school site. The building is of a modern design and its layout has been designed to take account of its corner position with the building close to the pavement and the carpark behind. In terms of scale the building has a two-storey entrance forming a feature on the prominent corner with each 'wing' of the building being lower than the central hub.
16. As stated above the layout of the building has been amended to reduce the site size to the north so it does not impinge on the village green. To the east the elevation of the building has been amended so it sits further back from the pavement to allow a landscaping strip to be introduced along much of the east side of the site, which forms a continuation of the strip

running down the north side of the village green. The north side of the site with the village green will be landscaped with a line of trees.

17. Internally the building is split into two distinct parts. From the entrance lobby the nursery is situated in the west 'wing' with rooms off a central corridor and each room having a small outdoor play area off it. There is also a dedicated after school club room with its own pedestrian access opposite the school site. The north 'wing' of the building is dedicated to the swimming academy with a 10m x 5m pool associated plant room, viewing gallery, toilets and changing facilities and a small café and shop and reception area. The first floor of the building will be offices and staff rooms for the nursery and swimming academy.
18. The building will be finished in a mixture of brickwork, render and timber cladding (a treatment used with success at the applicants site in Darwen) which will give the building a modern appearance appropriate to the site and in keeping with the modern design of the primary school situated immediately to the south.
19. The points raised by the MAPS team in relation to the materials around the refuse store and surfacing of the ramps can be covered by a planning condition.
20. The application is therefore considered acceptable in terms of appearance, layout and scale in accordance with Policy GN5.

Access and Parking

21. Parking is one of the main issues surrounding the application in light of the comments of LCC Highways. The case officer has been to visit the applicants existing site at Darwen to understand how it operates. It should be noted the amended plans have reduced the pool in size to 10m x 5m, which is the same size as the pool at the applicant's Darwen site.
22. The main pedestrian access to the proposed building will be gained at the southwest corner of the site, with a small separate pedestrian access to the after school club at the west end opposite the school site.
23. Vehicular access is via the car park to the rear of the building accessed up the west side of the site near the community centre. 29 parking spaces are proposed (including 2 disabled bays) with pedestrian access to building also being available from the rear carpark.
24. The comments of Lancashire County Highways and the PCT are noted, however the parking standards they refer to are for a nursery and a swimming pool open to the public all day. The applicant has submitted an Operation and Management Statement with the application to explain its operation in relation to staffing levels, visitor numbers and car parking requirements as they believe it is not an operation that standard parking levels can be applied to and they have experience from running their Darwen site, which is of a similar scale to that proposed.
25. The nursery can accommodate 28 babies and 81 children aged 1-5, with pre-and after school provision for 15 children. It is expected that there would be 93 children (75%) on site at any one time as some only attend part-time.
26. During the day the swimming pool is primarily used for teaching swimming with classes of 6 children, although at weekends children's parties will be catered for with evenings (and occasional day sessions) given over to adult classes including aqua aerobics and aquanatal classes. There is up to 12 people in the adult classes. Most of the sessions are pre-booked lessons and classes with the academy offering a minibus service collecting children from other local day nurseries. Some family swim sessions are also proposed.
27. In terms of parking, the nursery will open between 7am and 6pm with the pool open from 9am to 9pm during the week.
28. The Regional Spatial Strategy for the North West provided the parking standards for the new developments, but this has now been revoked. This provided standards for nurseries but not for training pools of this nature. It is therefore considered appropriate to take a common sense approach based on the operational nature of the building and the likely parking requirements necessary. The limited size of the pool at 10m x 5m also restricts the number of users (and has been reduced in size since the LCC Highways comments were received).
29. The applicant envisages 11 parking spaces will be needed for staff. 2 spaces for the pool staff (a pool manager and pool trainer) and 9 spaces for the nursery staff, based on half travelling to the site by car. From experience of running their existing business the applicant advises that many of the nursery staff are school leavers aged 17-18 just beginning their work careers and undertaking vocational qualifications and many are dropped off at the nursery or use public transport to travel to work. This leaves 18 parking spaces for visitors to the pool and nursery which are shared between the two uses.

30. The busiest time for parents collecting and dropping off children to and from the nursery is 7.30 – 8.30am and 4.30 – 5.45pm. The busiest time for the pool is between 9am and 4pm so does not overlap with the busiest times for the nursery and the nursery closes at 6pm. During the day the applicant advises the majority of children visiting the pool will come via mini-bus picked up from other nurseries, however there are some one-to-one lessons and also mother and baby sessions where it is expected they will come by car. These sessions have 6 children for a 30minute session at a time and with the overlap between sessions it is reasonable to assume that up to 12 parking spaces would be required at one time for the pool which leaves 6 other spaces available for other unaccounted for visitors and the mini-bus.
31. The pool is used in the evenings mainly for larger adult classes of up to 12 people, which are longer sessions of 45-60minutes. As the nursery closes at 6pm the whole 29 spaces will be available for use and with the overlap between sessions and staff this could mean a need for 26-27 spaces out of the 29 provided, assuming everyone came by car.
32. Given the proximity of the site to the primary school, community centre and proposed health centre site, it is considered necessary to ensure the site has sufficient parking within its own grounds to avoid overspill parking to the adjacent sites and surrounding roads. In assessing the parking provision the applicant has given detailed information on the operation of the nursery and pool from his experience running a site of a similar scale in Darwen. The case officer has visited this site and seen how it operates and it is considered that the parking provision level is acceptable for the proposed use, subject to a condition on opening hours. The condition will ensure the opening hours of the nursery and pool do not overlap to an extent that the demand for parking spaces outstrips supply.

Neighbour Amenity

33. The nearest properties to the proposed development are those to the east on Bridgewater Drive that face onto the part of the site that will form the swimming pool. The ground floor windows in the east elevation of the pool 'wing' facing towards the properties will serve a small shop, store, cupboard and a corridor to the pool. In the part of the building that has a first floor they will serve offices and staff rooms. There will be approximately 18.5m between the front of these properties and the east elevation of the building but this will be broken up by some planting to the east of the site. The relationship between the proposal and the properties on Bridgewater Drive is considered acceptable.
34. In terms of opening hours the nursery would open at 7am and close at 6pm on weekdays and would be closed at weekends and on bank holidays. The pool would open 9am to 9pm on weekdays, 9am to 8pm on Sundays and 9am to 6pm on Sundays. The nursery hours are considered reasonable for the use. In relation to the pool it would be expected that it would operate outside normal working hours as it is a leisure activity that many people undertake in their spare time. The opening hours are not considered excessive considering the distance to the properties opposite and that the carpark (where there may be the banging of car doors from vehicles as swimming sessions finish) is located to the rear of the building away from residential properties. Opening hours will be the subject of a condition.
35. There are no residential properties immediately to the north, south or west of the site, these being the village green, primary school, proposed health centre site and community centre.
36. The proposal is considered acceptable in terms of neighbour amenity.

Overall Conclusion

37. The application is considered acceptable in relation to policies GN2 and GN5 of the Local Plan subject to conditions. A public house was originally envisaged for this site, however there is an existing pub on Matrix Park and a pub has been given permission to the south of the roundabout close to the primary school. Buckshaw Village is therefore considered to be sufficiently served by public houses.
38. The erection of a nursery and swimming pool is considered to be a use more appropriate to the surrounding community uses of a primary school, community hall and health centre and will also increase the range of facilities available to the residents of Buckshaw. The design of the building is contemporary and will site comfortably alongside the contemporary design of the primary school. The proposal is therefore recommended for approval subject to conditions.

Planning Policies

39. Adopted Chorley Borough Local Plan Review
Policies: GN2, GN5

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The information shall include details of the surfacing of the disabled ramp to the front of the building. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the details shown on the submitted plans, the hard ground- surfacing shall constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the site (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area, highway safety and to prevent flooding and in accordance with Policy Nos. GN5 and EP18 the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first occupied, the cycle parking shall be provided in accordance with the approved plan. The cycle parking area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

6. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences, walls and gates to be erected to the site boundaries and within the site (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the fencing to the refuse store and cycle store. No building shall be occupied or land used pursuant to this permission before all walls, fences and gates have been erected in accordance with the approved details. Fences, walls and gates shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

7. No development approved by this permission shall be commenced until a surface water drainage strategy (including attenuation surface discharges from the development to existing

'green field rates') has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be completed in accordance with the approved strategy.
Reason: To reduce the risk of flooding and inaccordance with PPS 25.

8. The use hereby permitted shall be restricted to the following hours:

Nursery and associated facilities in west wing of building:

Monday to Friday	7am - 6pm
Saturday	Close
Sunday and Bank Holidays	Close

Pool and associated facilities in north wing of building:

Monday to Friday	9am - 9pm
Saturday	9am - 8pm
Sunday and Bank Holidays	9am - 6pm

Reason: To safeguard the amenities of local residents and to ensure that there is sufficient parking spaces on the site to accommodate the two uses and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

9. The approved plans are:

Plan Ref.	Received On:	Title:
PL0 Rev A	25 th June 2010	Proposed Site Plan
PL1 Rev A	25 th June 2010	Proposed Floor Plans
10.20/PL2 Rev A	25 th June 2010	Proposed Elevations Sheet 1 of 2
10.20/PL3 Rev A	25 th June 2010	Proposed Elevations Sheet 2 of 2

Reason: To define the permission and in the interests of the proper development of the site.

10. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

11. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

13. Surface water must not discharge to the foul/combined sewer. The site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge directly in to the nearby watercourse (and may require the consent of the Environment Agency).

Reason: To secure proper drainage and prevent foul flooding and pollution of the environment and in accordance with PPS25.

14. Before the use of the premises hereby permitted is first commenced, full details of any lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such details shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of public safety and crime prevention and in accordance with Policy GN5 and EP21A of the Adopted Chorley borough Local Plan Review.

15. If, during the course of development, any suspected contamination is found that has not been identified in the site investigation and site remediation for Buckshaw, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures, and a validation report shall be submitted to the local planning authority for approval.

Reason: In the interests of safety and in accordance with PPS23.
