

Item D. 1	05/00193/FUL	Permit Full Planning Permission
Case Officer	Mr David Stirzaker	
Ward	Clayton-le-Woods North	
Proposal	Erection of 5 bay modular building for use as a nursery pre-school,	
Location	Westwood County Primary School Westwood Road Clayton-Le-Woods LancashirePR5 8LS	
Applicant	Jenny McMahon	
Background	This application relates to Westwood County Primary School located off Westwood Road within the settlement of Clayton-Le-Woods.	
Proposal	Permission is sought for the erection of a 5 bay modular building for use as a nursery pre-school. The building measures 9.6m wide by 30m deep by 3m high utilising a very shallow pitched roof and is to be sited approx. 9m to the north west of the main school building.	
Applicants Case	<p>The applicant has provided the following additional information in support of the application on the proposal will operate, which are as follows: -</p> <ul style="list-style-type: none"> • The nursery pre-school will operate five days a week from Monday to Friday • The opening times will be between 8:00am and 4:30pm • Children will be dropped off at 8:00am and picked up at 4:30pm • Depending on numbers, morning and afternoon sessions might be operated where children whose parents want shorter hours can bring their children for four hour sessions and if this is the case children will be arriving at 8:00am and picked up at 12:00 noon for the morning session and for the afternoon session, children will be dropped off at 12:30pm and picked up at 4:30pm. • Up to 35 children can be catered for. • If these numbers of children attend, five staff members will be needed if the children are aged between 3 and 5 years as the ratio of adults to children is 1 to 8. • If 35 children attend and their average age is two, then 7 staff will be required as the ratio of adults to children for this age bracket is 1 to 4. • Staff are planning to work out a rota for transport to the site and it is envisaged that there will be at the most two additional staff cars utilising the existing car park. 	
Policy	GN1 -	General Settlement Policy
	GN5 -	Building Design and Landscaping
	TR4 -	Highway Development Control Criteria

TR8 - Parking Provision Levels
PS4 - Pre-School Playgroups and Day Nurseries

Planning History 9/03/00372/LCC – County application for erection of 2m high fence to Westwood Road boundary and 2.4m high fencing to boundary of school grounds and associated vehicular/pedestrian access (CBC raised no objection to the application)

Representations One letter of objection has been received in relation to the application. The contents of which can be summarised as follows:-

- Siting of nursery school totally inappropriate in position proposed due to the already dangerous traffic situation outside the school between 8:45 – 9:15am and 3:00 – 3:30pm whereby cars are parked illegally in the bus lay-by forcing people to get on/off the buses in the middle of the highway.
- This situation is made worse as no parking exists for parents at the school.
- The very limited traffic calming issues on Westwood Road are inadequate.

Consultations Clayton-Le Woods Parish Council make no comments on the application but have enclosed a copy of an objection letter from a local resident which has also been sent separately and referred to under representations.

LCC (Highways) have raised no objection to the principle of the application subject to the preparation and implementation of a School Travel Plan as described in the DfE publication 'A Safer Journey School'.

The Head of Public Space Service makes no comment on the application.

Assessment The main issues warranting consideration are as follows: -

Planning Policy

Policy PS4 provides the criteria that applications for nursery pre-schools should be assessed against and states that planning permission will be granted for pre-school playgroups or day nurseries provided that the use of the site would be compatible with surrounding land uses; has adequate road access and its development would not give rise to unsatisfactory traffic, parking or environmental conditions; and the site is well served by the public transport network. The general principle of the development is therefore acceptable given the site is within the settlement and falls within the remit of Policy GN1 which sets out the general presumption for development proposals in such areas subject to accordance with other policies in the Local Plan.

Building Design & Siting

It is acknowledged that the building is of a utilitarian design and as such it is considered that it will neither add nor significantly detract from the character and appearance of the locality given the context of the buildings setting adjacent to the main school building within the confines of its grounds.

The building is closely sited to the existing school building approx. 9m north west of it and for the most part views of the building from Westwood Road will be screened by the existing mature trees situated adjacent the boundary of the site next to Westwood Road. The building will be visible from the properties on Radburn Close 70m to the south although the main school building will still retain its dominance and the area of existing landscaping adjacent the main school building and around the site boundaries should draw attention from the building and provide some screening. It is not therefore considered the siting of the nursery pre-school will result in such significant detriment to visual amenity that a refusal would be warranted.

Highways & Parking

In terms of the objections raised in relation to highway safety, the pre-school nursery will open and close earlier and later than the school hence it is anticipated that children will be dropped off and picked before and after the school children arrive and leave. This should not result in a significant increase in traffic to and from the school at the existing peak times in the morning and afternoon. Nonetheless, the applicant was asked to provide some additional parking but they declined to do so because of cost implications, which may impact on the feasibility of the project.

Notwithstanding the above, it should be noted that the Head of Public Space Services has not made any comments on the application whilst LCC (Highways) have raised no objection to the principle of the application subject to the preparation and implementation of a School Travel Plan. It is advised that the plan should include promotion of walking, cycling and public transport, making these as safe and convenient as possible.

Conclusion

On the basis of the above assessment, it is considered that the proposal accords with Policy Nos. GN1, GN5, TR4, TR8 and PS4 of the Adopted Chorley Borough Local Plan Review hence it is recommended that planning permission be granted.

Recommendation: Permit Full Planning Permission Conditions

1. Prior to the commencement of the use of the nursery pre-school hereby permitted, a School Travel Plan as described in the DfE publication 'A Safer Journey to School' shall have been implemented in full after being submitted to and approved in writing by the Local Planning Authority. The plan should include the promotion of walking, cycling and public transport making these as safe and convenient as possible.

Reason: To promote the use of alternative modes of transportation other than the car and in accordance with Policy Nos. TR4 and PS4 of the Adopted Chorley Borough Local Plan Review.

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 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 approved plans are:

Plan Ref.	Received On:	Title:
-----	13 th February 2006	Location & Site Plan
FH/712-1	18 th February 2005	Floorplan of building
FH/712-3	18 th February 2005	Elevations of building

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

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
