

Application Ref: 15/00521/FUL

Proposal: Construction of a new stand alone nursery facility

Site: Peakirk Cum Glinton Voluntary Aided Primary School, School Lane, Glinton, Peterborough

Applicant: Diocese Of Peterborough

Agent: Mr Tim Grice
Peter Smith Associates

Referred by: Parish Council

Reason: Impact of the development on the character of the Glinton Conservation Area

Site visit: 11.05.2015

Case officer: Mrs A Walker

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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site Description

The application site comprises the original and main two storey school building and associated front play areas, rear playing fields and staff car park (14 spaces). The building has been altered and extended as the school has developed and there are a variety of different building designs and heights on the site including the tall boiler room adjacent to the application site and the current nursery facility, which is located within a temporary mobile unit, adjacent to the eastern site boundary. There are a number of mature trees located along the western site boundary. Vehicular access is off Rectory Lane.

The application site falls within the Glinton Conservation Area. To the north of the site is St Benedicts Church, a grade I listed building, and to the east numbers 8, 10 and 12 Rectory Lane and the Bluebell public house, which are Grade II Listed. The surrounding character is predominantly residential in nature and comprises a mix of attractive stone built houses interspersed with some more modern in fill properties.

Proposal

There is an existing facility which operates from a mobile unit on the site. It is proposed to replace it with improved facilities. Permission is sought for the construction of a two storey nursery facility to be located to the west side of the site and to the rear of the main school building but linked to an existing classroom by a canopy. It is proposed that the building has a footprint of approximately 9.98 m x 11.58 m creating approximately 218 square metres floor space over two floors. The first floor space has been designed with a voided area which can be used to expand the building by approximately 20-30 square metres in the future if required. The building will be approximately 6 m high. Proposed materials are a mix of horizontal and vertical timber cladding and render.

The facility will have a maximum capacity of 45 children and will be run with 4 members of staff. The facility will offer pre-school (breakfast club) and post school activities for 4-11 year olds as well as running pre-school sessions for 2-4 year olds. It is also envisaged that the building may be used outside of these times by other community groups, as is the case with the current facility.

The existing facility operating from the mobile on site will continue to operate until the new facility

has been constructed and opened at which time the mobile will be removed and the land reinstated as hard surfaced playground. (It should be noted that the mobile unit was granted two years temporary planning permission under planning application reference 13/00883WCPP. This lapses on 14 August 2015).

No additional car parking is proposed. No changes are proposed to the existing cycle parking.

Background/rationale for site selection

The school has selected the site put forward as part of this planning application as they consider it the best option in light of the site constraints, available funding and the new nursery/pre-school requirements. It should be noted that not all of these constraints are material planning issues and weight cannot therefore be given to them in the evaluation of this planning application. However, these constraints are listed below in order to provide the background to the process the school has gone through in selecting the site put forward.

- The current temporary mobile unit has reached the end of its useful lifespan and a more permanent solution is required.
- The application site is within the Glinton Conservation Area. Any development at the front of the school building would have a greater impact on the Conservation Area. There would also be an issue in terms of the loss of playground, no connection to services, safeguarding issues to the main access to the school and the need to erect security fencing.
- The school building is located on land own by the Diocese of Peterborough. Funding for the development will only be given if the development is also located on land owned by the Diocese.
- The grassed school playing field to the rear of the school is owned by Peterborough City Council. Any development on this part of the site would not be eligible for funding from the Diocese, would be liable to meet objection from Sport England at the loss of playing field land and would require a separate legal agreement with the Council.
- Locating the new nursery on the site of the existing mobile would mean that the facility would have to be closed during the construction phase. This would disrupt the service to children and parents. A temporary building or moving the existing mobile for use during construction would be too expensive.
- Locating the new nursery building on the existing site would be harder to manage from a health and safety perspective during the construction phase.
- The proposed position of the nursery is such that it would be next to the reception class enabling a better flow for the children between the buildings this would not be so well achieved elsewhere on the site.
- The position of the building does not compromise views from the existing school building onto the playing fields which is important from a security perspective.
- As a stand alone facility the development will be exempt from VAT.
- The budget for the project is modest and heavily reliant on funding from the Diocese.
- Construction Access. The proposed site means construction vehicles can gain access via a temporary access off Lincoln Road and do not have to go through the village causing less disruption and health and safety issues.

2 Planning History

Reference	Proposal	Decision	Date
99/01237/R3FUL	Siting of mobile units for use as classrooms during repairs to fire damage	Permitted	16/12/1999
99/01531/FUL	Replacement of fire damaged roof with new first floor level within roof line and dormer windows	Permitted	25/02/2000
11/00907/FUL	Installation of additional mobile unit to existing Out of School Club to facilitate and incorporate Peakirk cum Glinton Pre School	Permitted	09/08/2011
13/00883/WCPP	Variation of C1 of 11/00907/FUL Installation of additional mobile unit to existing Out of School Club to facilitate and incorporate Peakirk cum Glinton Pre School to extend permission time by a further 2 years	Permitted	14/08/2013

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Planning (Listed Building and Conservation Areas) Act 1990

Section 72 - General duty as respects conservation areas in exercise of planning functions.

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2012)

Section 4 - Assessment of Transport Implications

Development which generates a significant amount of traffic should be supported by a Transport Statement/Transport Assessment. It should be located to minimise the need to travel/to maximise the opportunities for sustainable travel and be supported by a Travel Plan. Large scale developments should include a mix of uses. A safe and suitable access should be provided and the transport network improved to mitigate the impact of the development.

Section 6 - Presumption in Favour of Sustainable Development

Housing applications should be considered in this context. Policies for the supply of housing should not be considered up-to-date if a 5 year supply of sites cannot be demonstrated.

Section 7 - Good Design

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

Section 8 - School Development

Great weight should be given to the need to create, expand or alter schools.

Section 8 - Open Space

Existing open space, sports and recreational buildings/land (including playing fields) should not be built on unless an assessment has been undertaken which clearly shows the open space is surplus to requirements; the open space would be replaced by an equivalent or better provision; or the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.

Section 12 - Conservation of Heritage Assets

Account should be taken of the desirability of sustaining/enhancing heritage assets; the positive contribution that they can make to sustainable communities including economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a new development great weight should be given to the asset's conservation.

Planning permission should be refused for development which would lead to substantial harm to or total loss of significance unless this is necessary to achieve public benefits that outweigh the harm/loss. In such cases all reasonable steps should be taken to ensure the new development will proceed after the harm/ loss has occurred.

Peterborough Core Strategy DPD (2011)

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

Peterborough Planning Policies DPD (2012)

PP01 - Presumption in Favour of Sustainable Development

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP16 - The Landscaping and Biodiversity Implications of Development

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

4 Consultations/Representations

It should be noted that at the time of writing this committee report a second round of consultation has taken place with the Parish Council, Councillor Holdich, Highway Engineers, Sport England, the Conservation Officer and the Tree Officer. The deadline for submitting comments is 23 June 2015. Further information has been submitted about the site selection, why a two storey building is required and how the nursery will operate in terms of staffing numbers, opening hours and children attending. Additional highways information and revised plans showing changes to the design of the building have also been submitted.

Any further representations received from Consultees after the date of writing this Committee report will be included in the update report.

Historic England (18.05.15)

No objection. The application should be determined in line with national and local planning policy and on the basis of the Local Planning Authority's Conservation advice.

PCC Tree Officer (02.06.15)

An Arboricultural Report has been submitted in support of the application. The Tree Officer agrees with the categorisation of the onsite trees and the broad findings of the report and does not therefore object to the removal of the low quality trees to facilitate the temporary site access indicated on the initial plans. However the updated plans and tracking information submitted show that the access will need to be widened to 6m to meet the Local Highway Authority's requirements. This will involve the removal of an additional two trees and possibly the need to cut back a third tree. The agent is going to submit an updated Arboricultural Impact Assessment detailing what additional tree works and tree protection measures will be required. This will be included in the Committee update report.

Sport England (16.06.15)

No objection. The submitted additional plan shows sufficient information about how the playing field will be protected during construction and restored post construction. Recommend the imposition of a compliance condition requiring that the development is carried out in accordance with the details shown on the approved plan unless otherwise agreed with the LPA in conjunction with Sport England.

PCC Transport & Engineering Services (16.06.15)

No objection. No changes are proposed to the existing car or cycle parking facilities. The temporary access will need to be widened to 6m. It is recommended that a condition requiring the access details and a construction management plan are imposed on any permission granted.

Glinton Parish Council (20.05.15)

No objection in principle but object to the current application in terms of the design of the building, materials and the likely impact on the Glinton Conservation Area. The Parish Council were very disappointed that the applicant and agent have not addressed any of the observations previously made in the revised submitted details. The Parish Council remain of the view that the design fails

to recognise that the proposed construction is in a conservation area. Members were of the opinion that the design should be more in keeping with other buildings in the conservation area and use traditional materials. Applications should be judged consistently. This design would not be acceptable from any other resident and that cost constraints were no justification for approving applications that lack merit.

Councillor J Holdich

Re-iterates the view of the Parish Council and would like the application to be referred to planning committee if recommended for approval.

PCC Conservation Officer (21.05.15)

No objection. On balance, I am of the opinion that the form and height of the building would not harm the character of this part of the Glington Conservation area or the setting of the grade I church. This is because future residential development to the land south of the former public house will impact on views from Lincoln Road towards the church spire, the building is not taller than the backdrop of the school buildings and the mature trees in the foreground that would provide some seasonal screening breaking up direct views of the proposed building.

Welland & Deeping Internal Drainage Board

No comments received.

Local Residents/Interested Parties

Initial consultations: 5

Total number of responses: 6

Total number of objections: 4

Total number in support: 0

Four letters have been received in response to the initial consultations sent to neighbours raising the following issues:

- Neighbour to the east of the location of the current temporary mobile unit is concerned that once the new building is constructed, the removal of the old building will take away the privacy and noise reduction currently offered to them by the mobile unit.
- Neighbour to the east would like to see the current shrubs near the mobile retained and even added to in order that the boundary to their property is sympathetic and to aid in noise reduction.
- Concerns that there are inaccuracies in the heritage statement.
- Concerns that the first floor part of the nursery would overlook the rear of our property (number 12 Rectory Lane, to the east of the application site). Part of our rear garden's boundary with the school field has no trees or foliage and would therefore be overlooked. Some screening would be welcomed.
- Concerns that the proposed building is excessive in scale and height, would block sun and light into our garden, be overbearing and dominate the view from our property, number 3 School Lane.
- Concerns that the first floor windows in the north and south facing elevations will overlook the rear of our property and end of our garden and sitting area respectively (number 3 School Lane).
- Concerns about the two storey design of the building and whether the proposed materials and finish are acceptable given that the site is within the Conservation area.
- The two storey building will be very visible from Lincoln Road and detract from the prominent church spire.
- Concerns that the existing tall boiler room, which is visible from Lincoln Road should not be used as an excuse to build the proposed two storey building.
- Consider that a single storey design would be more appropriate.
- Concerns about the noise generated from the nursery facility.
- Concerns about the hours of operation and potential for use of the building at weekends and evenings.

- Concerns that the new building will result in a significant increase in the number of pupils using the building.
- Concerns about lowering the age of children attending the new facility, which will increase the impact of the noise and disruption on our property (number 3 School Lane).
- Concerns that the building may be available for hire with the potential of music and or alcohol license.
- Our 3 mature trees will not obscure the building as they are pollarded every 2 years to maintain sun and light into our garden and they are not evergreen (number 3 School Lane).
- The land to the south of Happy Faces has not been granted planning permission yet.
- Concerns that extra parking is not being provided which will be required if the facility is enlarged.

Second Consultation

It should be noted that at the time of writing this committee report a second round of consultation with neighbours has taken place and that the deadline for submitting comments is 23 June 2015. Further information has been submitted about the site selection, why a two storey building is required and how the nursery will operate in terms of staffing numbers, opening hours and children attending. Additional highways information and revised plans showing changes to the design of the building have also been submitted.

One neighbour has responded raising the following concerns:

- Concerns regarding any possible re-location of cycle parking and provision of a waiting area for parents in the location of the current nursery facility in terms of noise, disturbance and a loss of privacy to my property.
- The conifer hedge at 3 School Lane could be reduced in height (compared to current height) meaning that the building would be more obvious visually and therefore detriment to the outlook from Number 3 and conservation area generally. The trees on Number 3 only have a 5-10 year lifespan and 1 is due for removal this year so there screening effect can't be relied upon.
- The applications statement which discounted the alternative sites within the School is contradictory and should be discarded.
- To stop damage to the conservation area and views on the Church from Church Road and Lincoln Road the facility should be built on the site of the existing mobile.

Any further representations from neighbours will be included in the Committee update report.

5 Assessment of the planning issues

The main planning issues are:

- The principle of the development
- The impact of the development on the character and appearance of the Ginton Conservation Area
- The impact of the development on neighbour amenity
- Highway Implications
- Landscaping implications
- Other issues

a) The principle of the development

Section 8 (School Development) of the National Planning Policy Framework (NPPF) states that Local Planning Authorities should give great weight to the need to expand or alter schools. The existing nursery provides pre-school (breakfast club) and after school club facilities to

pupils attending the school as well as pre-school sessions to children prior to starting school, in order to prepare them for entry to school. The mobile unit from which the service is delivered has temporary planning permission until 15 August 2015. The school consider that the mobile unit, which has been in situ for over 20 years is reaching the end of its useful life and does not adequately meet the facility's current requirements and will not be viable long term.

Impact of proposal on sports field provision

Sport England has not objected to the proposal. The proposal will have minimal impact on the playing field and is therefore considered to meet exemption E3 of Sport England's playing fields policy, which relates to development that only affects land incapable of forming part of a playing pitch and would lead to no loss of ability to use/size of pitch. The applicant has provided sufficient information to show how the playing field will be protected during the construction phase and re-instated post construction. It is however, recommended that a compliance condition is imposed on any permission granted to ensure that the development is carried out in accordance with these details.

It is considered that the proposal for a new nursery facility can be supported in principle in accordance with Section 8 (School Development) of the NPPF and will provide a needed as well as improved community facility, which is sustainable, more flexible and able to adapt the school's ongoing requirements and will not adversely harm the existing sports field provision (specifically paragraph 74), in accordance with Section 6 (Sustainable Development) of the NPPF and Policy P01 of the Peterborough Planning Policies DPD.

b) The impact of the development on the character of the Glington Conservation Area

The building has been designed in response to the school's needs for a sustainable, functional and flexible space, which delivers against the differing educational requirements of the children attending the facility. The school have advised that the current temporary mobile unit does not adequately meet these needs and is coming to the end of its lifespan, hence a permanent solution is needed. The design is proposed as two storey as there is insufficient available land on the site to accommodate the facility and the needed floor space at single storey height without encroaching on the sports field, which would be objected to by Sports England, and potentially would not be on Diocese land and the development would not therefore be eligible for funding. Re-developing the existing site is not viable as this would mean that the school would have to close the nursery whilst building the new facility and providing a temporary facility would be too costly amongst other reasons (see background section above which provides further information regarding site constraints).

The proposed nursery will sit to the rear of the existing main school building on a site with varied styles of architecture and building form. The proposal is of a simple form and at approximately 6 m high will be lower than the main school building. The west elevation will be a simple finish of vertical timber cladding. There are a number of mature trees along the western site boundary and a mature conifer hedge along the boundary between number 3 School Lane and its boundary to the south west with the car park of Happy Faces (a private nursery on the land adjacent to the School). The land to the south of Happy Faces has previously been granted planning permission for residential development. Whilst the most recent consent has lapsed the site is likely to be subject to a further planning application in the near future for residential development.

The Conservation Officer has confirmed that he does not object to the development and that on balance he does not consider that the form and the height of the building would harm this part of the Glington Conservation Area or the setting of the Grade I church given that; the future residential development on the land to the south of Happy Faces will impact on views from Lincoln Road towards the church spire, the building is not taller than the backdrop of the school building, and that the mature trees in the foreground would provide some seasonal screening breaking up direct views of the proposed building. The trees are within the Conservation Area and as such cannot just be removed or cut back without consent and their

presence is therefore material although it is recognised that a trees age span can vary.

The design of the building itself is functional and whilst it could be improved upon, it is considered that the design as submitted given its position within the site and its overall scale and form is not sufficiently harmful in terms of the impact on the character of the Conservation area as to warrant the refusal of the application or changes to the design and materials that would render the scheme unviable. Revisions have been made to the internal facing elevations to provide some contrast in materials and more interest given the buildings use as a nursery within school grounds. The west facing elevation has been kept simple and it is considered that as it weathers the finish will sit beyond the trees and not be visually obtrusive when viewed from Lincoln Road. It is recommended that details of the materials and external finish of the building are secured via planning condition.

It is therefore considered that the proposed design, siting and height of the nursery are, on balance, acceptable in accordance with Section 12 of the National Planning Policy Framework, Policies CS16 and CS17 of the Peterborough Core strategy and Policies PP01, PP02 and PP17 of the Peterborough Planning Policies DPD.

c) Impact of the development on neighbour amenity

Four letters of objection have been received to the development from nearby neighbours. The neighbour to the west side of the application site, at number 3 School Lane, is closest to the proposed development and has expressed concerns that the development will be overbearing, result in overlooking/loss of privacy and increased noise and disturbance adjacent to their boundary. The proposed building will be set back from the rear elevation of number 3 School Lane by approximately 15.5 m at the closest point with the viewing angle being oblique rather than direct. The applicant has amended the design so that the first floor windows in the north facing (front elevation) are obscure glazed and it is considered that this will overcome the perception of the occupier of the development overlooking them. It is recommended that a compliance condition is imposed on any permission granted to secure this detail.

The building will be set back from the common boundary to the west by approximately 6.3m at the closest point. Number 3 School lane has a large south facing rear garden. The property's garage and mature trees sit adjacent to the common boundary. Taking account of this separation, the site orientation and number 3's large garden it is not considered that the proposal at approximately 6.3m away from the boundary would be unduly overbearing or result in unacceptable overshadowing to their large rear amenity area. The neighbour is concerned that if the trees were to die or indeed during the winter months when there is no leaf cover that they will not obscure the building. However, it is considered from an impact on neighbour amenity perspective that given the separation distance and site orientation that without the trees the development would not be unacceptable. However, it is recognised that in their current form the trees will provide screening.

Neighbours have also expressed concerns that the development will result in increased noise and disturbance and potentially be used for private hire parties. It is not envisaged that the facility will operate differently from the current set up with 4 members of staff and approximately 37 children with the potential to rise to a maximum of 45 children with potential use from other community groups outside of these times as is currently the case. Any significant use beyond this scope, if deemed to be a material change in use, from any permission granted would require further planning permission and would be assessed accordingly.

The existing temporary mobile unit will be removed once the new facility has been constructed and the land re-instated to playground. One nearby neighbour has expressed concerns that the existing mobile unit helped buffer noise from the nursery and that its loss will take this protection away. They have requested that the existing shrubs are retained and possibly added too. Given that the nursery will be moved further from their boundary and taking account of the separation distance of approximately 41m it is not considered that the new

nursery will have an increased impact rather a reduced impact or that it would be reasonable to insist that the school landscape this area.

It is not therefore considered that the proposal will result in an increase of noise and disturbance to nearby neighbours or be unacceptable within the school setting. It is also not considered that the proposal will result in an unacceptable impact on the neighbour to the west of the site, number 3 School Lane, in terms of overlooking, overbearing or overshadow. The proposal is therefore in accordance with Policy CS16 of the Peterborough Core Strategy DPD and Policy PP03 of the Peterborough Planning Policies DPD.

d) Highways Implications

The Local Highway Authority has not objected to the development. Additional tracking information has been submitted and shows that the proposed temporary vehicular access will need to be widened to at least 6m. It is considered that access details can be secured by condition. It is also recommended that a construction management plan is secured via condition.

The proposal is for a replacement nursery facility with no significant change in the number of staff or children. The nursery does not currently have a car park and no changes are proposed to the school's existing car or cycle parking facilities as a result of this application.

The proposal is therefore considered in accordance with Section 4 of the National Planning Policy Framework, Policy CS14 of the Core Strategy and Policy PP12 of the Peterborough Planning Policies DPD.

e) Landscaping Implications

The Tree Officer has not objected to the development. An Arboricultural Report was submitted with the application and identifies which trees are to be retained and provides details of appropriate tree protection measures to ensure that the trees are not damaged throughout the construction phase. This relates to the trees adjacent to the western site boundary and those to the south of the proposed temporary vehicular access.

Three low quality trees are proposed for removal to the southern corner of the school playing field to facilitate temporary access to the site for the construction period. The Tree Officer is in agreement with the removal of these trees and does not consider that their removal will have an adverse impact on amenity. However, the Local Highway Authority has advised that the access will need to be increased in width to 6m. It is unclear from the submitted information if this will require the removal of a further two trees and the cutting back of 1 tree that have not already been assessed in the submitted Arboricultural Impact Assessment. The agent is therefore going to clarify and update the Arboricultural Impact Assessment to identify if any further tree removals will be required and provide the appropriate associated tree protection measures for further consultation with the Local Planning Authority's Tree Officer. The outcome of this will be included in the Committee update report.

Subject to clarification on any additional tree removals and securing any associated tree protection measures it is considered that the proposed development is in accordance with Policy PP17 of the Peterborough Planning Policies DPD in that it will not result in an adverse impact on the existing landscape character of the site. Appropriate tree protection measures will be secured by condition ensuring that the retained trees are protected throughout the construction phase and additional landscaping sought. The recommended conditions will be included on the update report.

6 Conclusions

- The principle of the development is in accordance with Sections 6 and 8 of the National Planning Policy Framework which supports sustainable development and encourages LPAS to give weight to a schools needs to expand and alter.

- The nursery building given its simple form and finish, set to the rear of the main school building and partially screened by mature trees and shrubs in the foreground will not be significantly harmful to the Glinton Conservation Area or detract from the setting of the grade I listed church at the front of the school site.
- The nursery by reason of its separation from and relationship to neighbouring dwellings and scale of operation will not result in an unacceptable impact on neighbour amenity in terms of overbearing, overshadowing, overlooking or noise and nuisance.
- Suitable access to the site can be achieved, via condition. The existing car parking will not be altered. The development will not therefore result in a detrimental impact on highway safety.
- The proposed development will not result in an unacceptable impact on the landscape character of the site as tree protection measures will be secured via condition to ensure that the trees are protected throughout the development phase.

The proposed development is therefore in accordance with Sections 6, 8 and 12 of the National Planning Policy Framework, Policies CS13, CS16 and CS17 of the Peterborough Core Strategy and Policies PP01, PP02, PP03, PP12, PP13, PP16 and PP17 of the Peterborough Planning Policies DPD.

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions:

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 No development shall take place until details of all materials proposed for use in the external elevations of the new nursery and linking canopy have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP2 and PP17 of the Peterborough Planning Policies DPD (2012). This is a pre-commencement condition because the appearance and finish of the materials is integral to the design of the development as a whole in an historic setting.

- C3 Notwithstanding the submitted information and prior to the commencement of the development, hereby approved details showing improvements to the proposed construction access shall be submitted to and approved in writing by the Local Planning Authority. The details shall show an access width of at least 6.5m with 2m x 2m pedestrian visibility splays either side of the access. Details shall also be included to show how the temporary access will be closed and secured post construction. The access shall thereafter be implemented throughout the construction period and subsequently closed to traffic post construction in accordance with the approved plans.

Reason: In the interests of highway safety in accordance with Policy CS14 of the Peterborough Core Strategy and Policy PP12 of the Peterborough Planning Policies DPD. This is a pre-commencement condition because this information is integral to ensuring that

safe access into and out of the site can be achieved throughout the construction phase.

C4 Prior to the commencement of any development a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include (but not exclusively) the following:

- Haul Routes to the site.
- Temporary parking areas for contractors vehicles.
- Location of storage compounds and site welfare facilities.
- Traffic Management Signals Scheme for the B1443 to allow vehicles to safely enter and leave the site access.
- Wheel wash facilities
- Parking, turning and loading/unloading areas for delivery vehicles.

The construction of the proposed development shall thereafter be carried out in accordance with the approved CMP throughout the construction phase.

Reason: In the interests of highway safety in accordance with Policy CS14 of the Peterborough Core Strategy and Policy PP12 of the Peterborough Planning Policies DPD. This is a pre-commencement condition because this information is integral to ensuring that safe access into and out of the site can be achieved throughout the construction phase.

C5 The existing playing field shall be protected during construction and restored following construction in accordance with the details shown on the approved plan reference: Sport England - Field -14/3855/P12.

Reason: To ensure that the playing field is protected during and after the construction phase, in the interests of recreational provision in accordance with Paragraph 74 of the National Planning Policy Framework.

C6 Within 3 months of the first use of the new nursery facility, the existing mobile unit shall be removed.

Reason: to ensure that the temporary building is removed in the interest of the amenity of the area in accordance with Policy CS16 of the Peterborough Core Strategy and Policy PP02 of the Peterborough Planning Policies DPD.

C7 The first floor windows serving the 'Void over Activity Room' space, Kitchen and toilets, in the north facing elevation shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed and shall subsequently be retained as such.

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012). and subsequently retained as such in perpetuity.

C8 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan
- Access and Egress to school - Tracking Plan -14/3855/P11

- Proposed Elevations -14/3855/05
- Block Plan-14/3855/P13
- Site Proposals Plan - 14/3855/01 Rev A
- Sport England - Field - 14/3855/P12
- Proposed Floor Layout - 14/3855/04

Reason: To clarify the approved details and to ensure the development accords with the reasoning and justification for granting reserved matters approval as set out above.

Copy to Councillors Lamb D and Holdich MBE J

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