

Planning and EP Committee 12 January 2016

Application Ref: 15/01624/FUL

Proposal: Demolish existing temporary mobile unit and replace with a new permanent nursery facility

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

Applicant: Peakirk Church of England School

Agent: Mr Robert Dimond
Peter Smith Associates

Referred by: Glington and Wittering Parish Council

Reason:

Site visit: 28.10.2015

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 Glington 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

This is a revised planning application that seeks planning permission for the demolition of the existing mobile nursery unit, to be replaced with the construction of a single storey nursery facility, set to the south of the main school building and located approximately 1 metre off the western boundary. The proposal would have a footprint of approximately 11.4 metres x 13.5 metres creating approximately 140 square metres floor space for use as a nursery/pre-school facility (D1 Use). The proposal has a pitched roof and rises to a height of approximately 4.55 metres high at the ridge. The finish of the building would be slate tiles and elevations with vertically hung tiles, timber cladding and facing brick work. Windows and doors are proposed to be powder coated aluminium.

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 mobile unit will continue to operate until the new facility has been constructed and opened, at which time the mobile will be removed and the land re-instated 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 lapsed on 14 August 2015. Given that the school have been working to find a more permanent solution, and in the knowledge that a revised planning application would be forthcoming, the Local Planning Authority (LPA) has taken a pragmatic approach towards this lapse in permission. However, in the event that planning permission is not granted for a replacement building this will need to be re-visited and the relevant temporary permission sought.

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

Background

This is a revised application, which follows the refusal of planning application reference: 15/00521/FUL. This application was for a two storey nursery building, also located adjacent to the south of the main school building and set off the western site boundary. This application was refused on the following grounds:

The application site is located with the Ginton Conservation Area. Whilst the school itself is constructed using a variety of styles and materials, the general area is characterised by more traditional building designs and materials. The proposed modern box like structure with its wood clad exterior would not be in keeping with the tones set by the general character of the buildings in the Conservation Area and therefore would not contribute positively towards it and be harmful including in the context of views of the Parish Church. The proposal is therefore considered to be contrary to the provisions of the NPPF (paras 58, 61,131), Peterborough City Council Core Strategy DPD 2011 Policies CS16 and CS17, Peterborough City Council Planning Policies DPD 2012 Policy PP2 and Peterborough Design & Development in Selected Villages SPD 2011 Policies BM1, and Glin 1 and 2.

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 Ginton 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.

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
15/00521/FUL	Construction of a new stand alone nursery facility	Refused	15/07/2015

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.

Peterborough Design & Development in Selected Villages SPD 2011**BM1 – Building Materials That Affect The Character and Appearance of Limestone Conservation Areas**

Planning permission for new development in limestone based conservation areas will only be granted if the proposed building materials and the manner in which they are used, is sympathetic to local traditional building materials and will enhance the appearance of the Conservation Area.

Glin 1 – The design of any new building, extension or alteration should be sympathetic to its neighbours and in keeping with the village character, and take into consideration the views into the village, particularly of the spire and church of St. Benedict's from both roads and public footpaths.

Glin 2 - Traditional building materials appropriate to the surrounding buildings must be used on all buildings within the Conservation Area.

Glin 3 – Architectural and historic style must be maintained on extensions to protect the particular character of individual buildings.

4 Consultations/Representations**PCC Transport & Engineering Services**

No objection. As with the previous planning application the Local Highway Authority has no objection in principle to the proposed permanent nursery building given that there will be no increase in pupils or staff as a result of the development. The principle of the construction access is acceptable however, it would appear to be difficult for construction vehicles to access the site via this route. A construction Management Plan should therefore be agreed prior to the commencement of the development.

PCC Conservation Officer (04.11.15)

No objection.

From a heritage consideration, the starting point is to assess the impact of the proposal on the special interest of this part of the Glington conservation area and in what way this would be affected

by the proposed development.

The Glington Conservation area covers the approach to the village from the south, along the eastern side of Lincoln Road. There are pleasant long views of the entrance to the village from the south. This is framed by the heavy landscape corridor of mature hedge and tree planting to field edge and provided by gardens to the east side of the road. In a view line to the west of the site, adjacent to the car park entrance to the former Crown Public House, is a pleasant view of the spire of St Benedict's church (Grade I listed). The church is a landmark feature in views towards and within the village. The school buildings are in the foreground and slightly east of the view to the church spire. The school has varied architecture and a brick finish, typical of mid-20th c school buildings and extensions.

The revised proposal takes is single storey and has a uniformity in appearance viewed from the west. The proposed building, with a traditional pitched roof form, will not be higher than the existing buildings on the school site. The proposed building would be seen in the foreground to the school buildings viewed from the west. The building would have no greater impact on views of the spire of the church than the current school buildings.

Future residential development (approved) to the land south of the former public house and to the west of the application site, will reduce the extent of the glimpsed views of the church spire on the approach into the village from the south and also screen some views towards the application site. The building will also be slightly screened by the western boundary fence and mature trees to the boundary.

The use of hanging tiles is not a common feature to properties in Glington. However, on a building of contemporary style and the small extent of hanging tiles this would not be inappropriate in this location. The choice of slate for the roof will be important and along with other materials can be conditioned. Timber and facing brickwork are appropriate.

From a heritage consideration, the form, height and materials of the building would not harm the character of this part of the Glington Conservation area or the setting of the grade I church.

It is considered that the building will preserve the character and appearance of the Glington Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), not harm the setting or detract from views of the spire of the grade I listed church and be in accordance with Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012) and the National Planning Policy Framework (Heritage considerations)

Glington Parish Council

The Parish Council is unanimously opposed to the application for the following planning reasons:

- The proposed development is within the Glington Conservation Area but the proposed building materials do not comply with Policy BM1 of the Design and Development in Selected Villages Supplementary Planning Document (2011).
- The proposal would have an adverse impact on the view of the spire and church of St Benedicts when viewed from Lincoln Road. This is contrary to Policy Glin 1 of the Design and Development in Selected Villages Supplementary Planning Document (2011).
- The proposed building materials and architectural design are not in keeping with surrounding buildings, namely the school itself which is contrary to policies Glin2 and Glin 3 of the Design and Development in Selected Villages Supplementary Planning Document (2011).
- The proposal appears to block off a vehicular access to the rear of the school site from School Lane. The only other vehicular access to the rear being via the staff car park which is regularly blocked.
- The building is even closer to the boundary with the nearest resident in School Lane and whilst single storey, is now pitched roof and of sufficient height to be considered overbearing by the neighbouring resident.

Councillor J Holdich

No comments received.

Welland & Deeping Internal Drainage Board

No comments received.

Historic England

No comments received.

PCC Tree Officer (04.11.15)

No objection to the proposal.

The tree report submitted with the application needs to be updated to reflect the change to the proposed access point, which is now off Rectory Lane not Lincoln Road. Notwithstanding this the development will not result in any tree removals or tree works. Tree protection measures can be secured via condition in order to ensure that the trees adjacent to the western site boundary are adequately protected throughout the construction phase. A soft landscaping scheme can be secured via condition in order to obtain some planting around the building.

Sport England

No objection. The proposal will result in a minor encroachment onto the existing school playing field in order to accommodate an outdoor play area for the nursery. However having considered the nature of the playing field and its ability to accommodate a range of pitches, it is not considered that the proposal would reduce the sporting capability of the site.

Local Residents/Interested Parties

Initial consultations: 11

Total number of responses: 2

Total number of objections: 2

Total number in support: 19

Representations in support of the application

19 Letters of support have been received from residents of Glinton raising the following points in support of the application and expressing their concerns about if the application is not approved and the facility is closed:

-The facility is essential to working parents providing pre and post school childcare

-The facility has helped to integrate pre-school children into the school community and manage the transition for the children moving up from the pre-school into school.

-We chose to live in Glinton because of the excellent schooling facilities the village would be losing a great asset if it were to close.

-The facility is in easy walking distance for parents living in the village and very accessible.

-I would not be able to take my child out of the village to another pre-school and get my other child to school on time given the heavy traffic at school start/end times.

-There are no child minders or other childcare options available in Glinton.

-The alternative nearest pre-school facilities are in Werrington or Northborough. There may not be space at these facilities and if parents cannot drive they will not be able to get there.

-For many parents it is a tradition that their children start at the pre-school and move on to the main school. The facility prepares children for school.

-Our children have developed, grown in confidence and been prepared for school by attending the

facility. They have met friends that they continue into school with which is so important in the formative years.

-We would be devastated if the facility closed as would our children who love going there.
-We would have to stop working if the facility closed.

-Concerns about how other suitable facilities would be found in the area.

-There is a need for the facility which serves the local community. The government put so much emphasis on early learning and this should not be overlooked by the Parish Council.

-The Parish Council should be working with and supporting the school in securing such a valuable resource for the children of the parish.

-If we lose this facility then I fear that it will never be replaced.

-It is understood that more houses are planned for Ginton in the future, so there will be even more need for the pre-schooling facilities in the future.

Representations objecting to the application

Two letters of objection have been received from nearby residents raising the following issues:

-Consider that the existing location of the nursery would be the best location for the new nursery as it is close to the site access for parents dropping off/collecting children.

-The existing nursery provides sound screening for the nearby residents and they want this location to be retained for that reason.

-Whilst the building height has been reduced the position of the nursery, closer to the western site boundary makes it more prominent resulting in an adverse impact on the Conservation Area and views of the church.

-The applicant is relying on screening from trees on the western site boundary that are in poor health and due to be removed soon. Once removed the screening between the site and Lincoln Road would be none existent.

-The distance to the nearest neighbouring house to the west (number 3 School Lane) has been reduced and would result in a detrimental impact on the occupiers in terms of overbearing, loss of outlook and overshadowing/loss of light to garden.

-The proposal would generate noise that would have a detrimental impact on the occupiers of number 3 School Lane.

-The proposed materials would have a detrimental impact on the Conservation Area and views from Lincoln Road.

-The proposed materials do not fit within the Conservation Area and are not those that are considered appropriate for use within a Conservation Area within the Design and Development in Selected Villages SPD.

-Concerns that the building will be used for evening/weekend parties bringing additional noise and nuisance for neighbours.

The letters have also raised a number of none planning issues that will not be taken into account when assessing this application these are:

-Loss of view from inside of number 3 School Lane. The 'right to a view' is not a planning issue.

-Errors in the planning submission. Unfortunately when a planning application is submitted it sometimes includes errors. This is why the Local Planning Authority assesses each application having consulted with both external and internal technical specialists, neighbours and Parish Councils as well as visiting the site to ensure that an accurate picture of the site is obtained and all material planning considerations fully evaluated in reaching a recommendation.

-Comments on site selection and how the best site has not been selected or accurately evaluated. The proposed area to which a planning application relates is for the selection of the applicant. This decision should be taken in light of the planning constraints and these should inform the layout. If the development can be contained within the application site and meet national and local planning policy this is acceptable and it is not for the LPA, Parish Council's or neighbours to dictate where a development can be located.

-The applicant has not undertaken pre-application advice or consulted with neighbours prior to submitting an application.

An applicant is not required to consult with neighbours or undertake pre-application planning discussions with the LPA although this is recognised as good practice. From the applicant it is understood that some pre-application discussion has taken place with the Parish Council. Pre-application discussion has also taken place with the LPA.

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 Glinton 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 a breakfast club before school 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 school and Peterborough City Council Asset Management consider that the mobile unit, from which the nursery currently operates, and which has been in situ for over 20 years is reaching the end of its useful life. As such it does not adequately meet the facility's current requirements and will not be viable long term. The temporary planning permission for the mobile also lapsed in August 2015. The school therefore need to resolve this situation so that they can continue to provide a much needed, and used facility to local parents and their children.

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.

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 design of the building has been revised from the earlier refused planning application (ref: 15/00521/FUL) for a two storey development to a single storey building. The new nursery would have a traditional pitched roof, the ridge of which would be approximately 4.55 m above finished floor level. It is proposed that a mixture of facing brick, vertical tile cladding, timber cladding and glazing are used to the elevations with a slate roof.

The nursery will be sited to the rear, south side of the existing school building and set off the western side boundary. This is the school's favoured site for the nursery because it links well to the existing school building and falls within the school's ownership which is relevant for securing funding for the development. It also means that the existing facility can remain open during the construction phase, thereby reducing costs for the school, as they do not have to find alternative premises and limiting disruption for parents and their children.

In designing a suitable new building the school has balanced the various financial and planning constraints against the need to provide a functional and sustainable new facility as the existing nursery will not be able to continue in its current form. The existing school building has varied architecture and a brick finish and appearance typical of a mid-twentieth century school and its extensions. It is considered that the proposal in terms of its design, height and scale is appropriate within the context of the school site.

When viewed from Lincoln Road it is considered that the proposed building would be seen in the foreground to the existing school building and given its height and traditional pitched roof would have no greater impact on views of the church spire than the existing school buildings, of which the application building is no taller. The proposed materials are not local traditional building materials, however given that the proposal is for a modern building within school grounds, the nature of the development and the site context the indicated materials are considered acceptable. The materials proposed are good quality and will result in a good finish to the building, in keeping with its design and use and appropriate to a modern functional nursery.

It is noted that the Parish Council are of the view that the Proposal is contrary to Policies Glin 1, Glin 2 and Glin 3 of the Design and Development in Selection Villages SPD. Glin 2 requires that traditional building materials appropriate to the surrounding buildings must be used on all buildings within the Conservation Area and Glin 3 requires that architectural and historical style must be maintained on extensions to protect the particular character of individual buildings. Given that the proposal will be located within a school site, and when viewed from Lincoln Road appear in the foreground of the school buildings the proposed materials are considered in keeping with the surrounding buildings. The Conservation Officer considers that whilst the use of hanging tiles is not a common feature in Glington, the small extent of tiles proposed would not be inappropriate given the more contemporary design of the building or in this location within a school site. It is not therefore considered that the proposal conflicts with policies Gin 2 and Glin 3 of the Design and Development in Selected Villages DPD.

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 children's drop in stay and play centre), which will offer some seasonal screening. 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. In addition 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. When this site comes forward this will reduce the extent of the glimpsed views of the church spire on the approach into the village from the south and also screen some views towards

the application site.

The Conservation Officer has confirmed that he does not object to the development and that 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.

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 and Policies Glin 1, Glin 2 and Glin 3 of the Design and Development in Selected Villages DPD.

c) Impact of the development on neighbour amenity

Two 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, overshadow their garden, lead to a loss of outlook and result in 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 6 metres at the closest point, and approximately 1 metre off the common boundary. The property's outbuilding and mature trees sit adjacent to the common boundary. The property has a large south facing rear garden.

The proposed building will be approximately 4.55 m high at the ridge and approximately 2.7 metres high at the eaves, sitting beyond number 3's outbuilding and set off the boundary by approximately 1 metre. The design of the building is such that the height at the closest point to the common boundary (approximately 1 metre away) will be approximately 2.7 metres, increasing in height as it spans further away from the boundary. Taking account of the design, scale and height of the building and the south facing orientation of number 3 School Lane it is not considered that the proposal would be unduly overbearing or result in an unacceptable level of overshadowing of the neighbour's large rear amenity area.

The neighbour has advised that the proposal would be visible from the rear of their property and have a harmful impact on their outlook. Given the position of the building in relation to number 3, the separation distance and the height of the building it is not considered that the building would result in a loss of outlook. Just because something will be seen from a window does not mean that it will be unacceptable and indeed the loss of a view is not a planning constraint.

The neighbour has indicated that he will be looking to remove the trees (subject to approval from the Council's Tree Officer) along the common boundary due to their poor health which will in his view increase the impact of the development on his garden. However, it is considered from an impact on neighbour amenity perspective that given the height of the building, relationship to the neighbouring property and the 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 for the neighbour.

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. It is also considered that the nursery use is entirely compatible with the school use of the site and a much needed facility within the local community.

The existing temporary mobile unit will be removed once the new facility has been constructed and

the land re-instated to playground. The two neighbours that have objected to the development both live to the west side of the application site. They have advised that the neighbours to the east of the existing mobile unit want the new building to be put in the same location as the current facility so that it will provide sound screening to them. No letters of representation have been received from any of the neighbours to the east side of the school, raising any comment on the proposals. 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 on their amenity or indeed that retaining it in that location would offer the neighbours any sound screening.

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 overbearing, loss of outlook 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. It is proposed that the existing access into the school car park is used for the construction purposes. In order to ensure that construction traffic is properly managed it is recommended that a Construction Management Plan (CMP) is secured by 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

e) Landscaping Implications

The Tree Officer has not objected to the development. The Tree report submitted with the application has not been updated to reflect that the site access will now be through the existing school car park rather than via a temporary access off Lincoln Road. As such the development will not result in any tree removals however, there are trees that overhang from 8 Rectory Lane that may require pruning and if so a 211 notification would be required.

An updated Tree Protection Plan should be required by condition to reflect the access changes and limit the impact of proposal on the trees along the western boundary and to the 'digging area' to the south of the proposed nursery that is possibly within the root protection Area of T6.

A soft landscaping scheme to get some new planting around the building can be secured via condition.

It is noted that the occupier of the adjacent dwelling number 3 School Lane has commented on the health of the trees located within his garden adjacent to the common boundary with the application site. As these trees are within the Conservation Area no works can be carried out to the trees without the prior consent of the Council. Should the neighbour decide to submit an application for tree works/removal the trees will be assessed at that time.

It is therefore 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.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- 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 Local Planning Authorities to give weight to a schools needs to expand and alter.
- The nursery building given its height and the uniformity in the appearance of the western elevation, 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 design, siting, scale, height and scale of operation will not result in an unacceptable impact on neighbour amenity in terms of overbearing, overshadowing, loss of outlook or noise and nuisance.
- Suitable access to the site can be achieved and construction traffic managed via the conditioning of a CMP. 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 and new planting will be secured via a soft landscaping condition.

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).

- C2 The development hereby approved shall be carried out in accordance with the following approved plans:

Please note some revised plans are awaited so the drawings list below is subject to change. Any amendments will be included in the Committee update report.

- Location Plan
- Existing Plan 14/3855/02
- Existing Site Plan 14/3855/01
- Proposed Elevations -14/3855/03 Rev C received 17.12.15.
- Block Plan-14/3855/P13 Rev B

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.

- C 3 No development above slab level shall take place until details of all materials proposed for use in the external elevations of the new nursery 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.

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 Notwithstanding the submitted information and prior to the commencement of the development details of how the existing playing field shall be protected during construction and restored following construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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 and the land resurfaced to form playground.

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 Notwithstanding the submitted information, no development shall take place on the site until an arboricultural protection scheme has been submitted to and agreed in writing by the Local Planning Authority. The arboricultural protection scheme shall include:

1. A site meeting between the site agent/architect/builder, the developers chosen arboriculturist and the Local Planning Authority's Tree Officer which shall inform the;
2. Submission of a finalised Tree Protection Plan to BS5837:2012 Trees in relation to design demolition and construction – Recommendations methodology. The Tree Protection Plan shall identify (not necessarily exclusively) the following:
3. Location and specification of protective tree measures in addition to appropriate ground protection within the Root Protection Areas of all retained trees within the site;
4. Details of all Root Protection Area infringement during the construction and landscaping

phases with details on how the impact will be minimised. This includes the location and specification of 'no dig' constructions (where applicable);

5. Details of facilitation pruning;
6. Location for access, material storage, site office, mixing of cement, welfare facilities etc.;
7. Specification of landscaping prescriptions (including fencing/walls and changes in soil level) within the Root Protection Area of retained trees;
8. Details of signage to be erected within the tree protection areas

The approved scheme shall be implemented in full, strictly in accordance with the agreed details/plans for the lifetime of the demolition/construction of the development.

REASON: In order to protect and safeguard the amenities of the area, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP16 of the Peterborough Planning Policies DPD (2012).

- C8 Prior to the commencement of development a scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out as approved no later than the first planting season following the occupation of any building or the completion of development, whichever is the earlier.

The scheme shall include the following details

1. Proposed finished ground and building slab levels
2. Planting plans including retained trees, species, numbers, size and density of planting
3. An implementation programme (phased developments)

REASON: In the interests of the visual appearance of the development and the enhancement of biodiversity in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011) and Policy PP16 of the Peterborough Planning Policies DPD (2012).

Copy to Cllr Holdich and Cllr Lamb

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