



Planning Committee

Batchley Ward

14 July 2009

**2009/093/FUL PROPOSED NEW POWDER COATED COVERED STEEL RAMP AND CANOPY TO THE FRONT OF THE BUILDING INCORPORATING AN ENCLOSED BUGGY STORE AND THE ERECTION OF AN OUTSIDE CANOPY WITH FABRIC ROOFING TO THE REAR OF THE BUILDING. KIDS COMMUNITY NURSERY, BATCHLEY FIRST SCHOOL, CHERRY TREE WALK, BATCHLEY
APPLICANT: MRS NICOLA WHITTINGTON
EXPIRY DATE: 14 JULY 2009**

Site Description

(See additional papers for Site Plan)

The area is designated as Primarily Open Space within the Borough of Redditch Local Plan No 3 and lies within the grounds of Batchley First School which is owned by Worcestershire County Council. The surrounding area is predominantly residential.

Proposal Description

This application seeks consent for a new powder coated covered steel ramp and canopy to the front of the building incorporating an enclosed buggy store and the erection of an outside canopy with fabric roofing to the rear of the building to be used as a play area for the children attending the nursery school. The proposed new ramp is to replace an old wooden ramp.

The application site is an existing Nursery School which has a ramp to the front. The new proposal will be replacing the old wooden ramp which is suffering from timber rot and is becoming unsafe.

The end section of the replacement ramp will be used as a secure buggy storage area for the sole use of the community nursery users. The existing area where the buggies are currently stored has been vandalised on a regular basis.

The proposed stretched fabric canopy area to the rear of the nursery will provide protected play area for the children.

The ramp has been designed to comply with health and safety regulations and to protect the users from the weather conditions.

The ramp is proposed to be constructed to the front of the unit, is proposed to have a powder coated steel frame with vertical posts which will be 3 metres in height, extending to provide supports to the thermoplastic twin wall curved roof cladding. The surface of the ramp is shown to be 1.4 metres in width, to be constructed of anti slip type material and have contrasting junior and adult handrails on either side.

The open canopy proposed to the rear of the unit is to consist of an aluminium frame and support, to which a fabric will be attached to provide a strong and light structure.

The application is supported by a Design & Access Statement which attempts to justify the benefits of the replacement covered ramp and protected buggy area. The new proposal will be replacing an old wooden ramp which is suffering from timber rot, and will aid in protecting the users from the elements of nature. The protected play area to the rear will have a positive effect on the nursery.

Relevant key policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National planning policy

PPS1 (& accompanying documents) Delivering sustainable development

Regional Spatial Strategy

QE3 Creating a high quality built area for all

Worcestershire Country Structure Plan

CTC.1 Landscape Character

SD.2 Care for the Environment

Borough of Redditch Local Plan No.3

R.1 Primarily Open Space

B(BE).13 Qualities of Good Design

C(CF).1 Community Facilities

Relevant site planning history

Appn. no	Proposal	Decision	Date
2002/428	Modular Building to be used as Neighbourhood Nursery	Approval	24/09/2003

Public Consultation responses

None received

Consultee responses

Worcestershire County Council

No Comments Received

Assessment of proposal

The key issues for consideration in this case are as follows:

Principle

The proposals are of a nature to improve access to the community nursery and also create outside space for the children to use, ancillary to the existing use on the site.

Design

The design of the proposal is considered to be appropriate to the existing built form on the site, and in compliance with the policy criteria and objectives.

Landscaping and trees

A small, young tree which is to the front of the property is to be pruned to allow the ramp to be constructed. This is considered to be an acceptable impact on the tree, as it is in a healthy condition and would not suffer from such works, and is therefore in compliance with policy protection requirements.

Highways and access

The proposal will have no impact on the external access requirements and is already situated on existing pedestrian and vehicle access routes. As such the proposal complies with the relevant policy criteria which seek to ensure that situations are not worsened.

Conclusion

It is considered that the current wooden ramp is in a state of disrepair and is in need of being replaced by a structure which would be in compliance with Health and Safety Regulations as the users of the community nursery are mainly young toddlers. They would also have the benefit of having protection from adverse weather conditions and the proposal would enable the parents to store the buggies and pushchairs in a safe, protected area.

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The covered area proposed to the rear of the unit would allow the toddlers to be protected when playing outside.

This proposal before the members of Planning Committee is therefore considered to be in compliance with policy and unlikely to cause harm to amenity.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions as summarised below:

- 1) Development to commence within 3 years