

BOROUGH OF KETTERING

Committee	Full Planning Committee - 27/06/2017	Item No: 5.7
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2017/0183
Wards Affected	Pipers Hill	
Location	Kettering Science Academy, Windmill Avenue, Kettering	
Proposal	Full Application: Single storey nursery building	
Applicant	Mr M Isherwood Brooke Weston Trust	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

3. The construction of the development hereby approved shall be carried out in accordance with the details submitted within the Planning Information for Compass Primary Academy Modular Nursery Building received 12 June 2017 by the Local Planning Authority.

REASON: In the interests of neighbouring amenity and highway safety in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0183

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

None

Site Description

Officer's site inspection was carried out on 7 April 2017. The application site is set towards the south of the wider Kettering Science Academy site and sits to the south east of Primary Academy grounds to the east of an existing play area. Levels fall from west to east towards the River Ise resulting in the proposed development being set down from the existing Primary Academy to the west.

Proposed Development

The application seeks permission for a single storey nursery building for Compass Primary Academy. If approved the school intends to erect the building in term for pupils to attend from September 2017.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Highway Authority

No objection to the proposal and have recommended condition regarding a construction traffic management plan and a contribution of £18,000 towards improving parking capacity in the locality of the application site.

Environmental Health

No comment or objection

Sport England

No objection

Neighbours

One letter of objection from no. 5 Windmill Walk on the following grounds:

- Reduction of light levels
- Overlook my north facing front lounge
- Impact on view causing enclosed and claustrophobic space
- Increased noise levels

5.0 Planning Policy

National Planning Policy Framework

Paragraph 7 – Sustainable Development

Paragraph 17 – Core Planning Principles

Policy 7 - Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 8 – North Northamptonshire Place Shaping Principles

Policy 10 – Provision of infrastructure

Policy 11 – The network of urban and rural areas

Local Plan

58. Employment: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Design and Appearance
3. Neighbouring Amenity
4. Highways

1. Principle of Development

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. Paragraph 7 underlines planning's social role – supporting accessible local services that reflect the community's needs and support its health, social and cultural well-being.

The promotion of healthy communities as outlined in paragraph 72 of the National Planning Policy Framework supports the provision of sufficient school places to meet the needs of the existing and new communities. The expansion of a state funded school through the provision of enhanced nursery accommodation would support the proposal as detailed above. As the existing site is also located within an established settlement boundary, the proposal is also supported in principle by Policy 11 of the North Northamptonshire Joint Core Strategy (JCS).

It is therefore considered that the proposed development meets these policy objectives and is acceptable in principle.

2. Design and Appearance

The single storey nursery building is a contemporary low pitched design featuring vertical cedar cladding that would sit between the traditional primary school building and the modern Science Academy development to the east. It is therefore surrounded by existing buildings of varying styles and ages which when considered within its context would not be harmful to the character or appearance of the locale. The proposal will not have a detrimental impact on the visual appearance and character of the area, and is considered to be appropriate and in accordance with policy 8 of the JCS and section 7 of the NPPF

3. Neighbouring Amenity

The nursery building is set towards the south of the wider Science Academy site and sits to the south east of Primary Academy grounds to the east of an existing play area. Levels fall from west to east towards the River Ise resulting in the proposed development being set down from the existing Primary Academy. The building is orientated north to south with the nearest residential properties located to the south west of the site on Windmill Walk between 13 and 64 metres from the development.

An objection has been received from one of the neighbouring properties on Windmill Walk regarding overlooking, reduction of light levels and loss of views. The building is located in excess of 28 metres from this property and due to its limited height, with a 3.6 metre ridge, separation distance and position, having reference to the path of the sun, will pose no detriment to the amenity of this or surrounding neighbours by way of overlooking or loss of light.

Additional concern has been expressed about increased noise levels from the site. The development would increase the preschool nursery provision currently offered and seeks to meet the needs of the local community. The nursery would utilise existing play areas within the Primary School site which are already used by existing pupils. There is no evidence that the nursery building would increase the propensity for noise disturbance to surrounding residents, with activity limited to daytime during weekdays and no activity in the evenings or weekends. Environmental Health has raised no objection to the proposal on noise issues.

Overall there will be no adverse amenity and therefore the proposal accords with JCS policy 8 and paragraph 17 of the NPPF

4. Highways

The Highways Authority has no objection to the scheme and recommended a construction management plan condition. In support of the application the applicant has provided supplementary information regarding the construction phase to avoid the imposition of the recommended condition. The document confirms that deliveries will utilise the existing serve road to the Kettering Science Academy, with no temporary access points required. Importantly construction deliveries which will include minimal large deliveries due to the nature of the build will be coordinated with the schools existing waste removal and catering supplies and not take place during peak school hours. The

majority of the works will take place out of term time during the summer holidays, thus minimising potential conflicts.

Whilst raising no objection to the scheme the Highway Authority have requested a contribution of £18,000 towards the mitigation scheme to be designed by NCC to improve the parking capacity in the locality of the application site. The applicant has served existed pupils and produced mapping which demonstrates 75% of the pupils travel to nursery by waking or public transport and many derive from the local area. This application would increase nursery pupil numbers by 30 children. When considering the limited number of attendees who travel via motor car and the use of the existing car parking facilities at KSA for drop off and pick up which are likely to fall outside school peak hours given the nurseries extended opening hours, there is no evidence to demonstrate that such off-site parking mitigation is necessary and such a contribution is unlikely to meet the legal tests for planning obligations.

The proposal is acceptable in highway terms and subject to a condition which secures construction to be carried out in the manner detailed in the supporting documentation.

Conclusion

The proposal is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536
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Previous Reports/Minutes

Ref:

Date:

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