© Crown Copyright and database right 2018. Ordnance Survey 100024849

V/2018/0021 Change of use of existing dwelling to a Day Nursery (D1) for use by members of the public
Wren Hall Nursing Home 234 Nottingham Road
Selston
Ashfield District Council
Urban Road
Kirkby in Ashfield
Nottingham NG17 8DA

Map sheet: SK4752NW
17 May 2018

Scale: 1 to 1250

© Crown Copyright and database right 2018.
Ordnance Survey 100024849
Committee Date: 17/05/2018

Applicant: Anita Astle

Proposal: Change of use of existing dwelling to a Care Home (D1) and Day Nursery (D1) for use by members of the public.

Location: Wren Hall Nursing Home, 234 Nottingham Road, Selston Nottingham, NG16 6AB

Web Link: https://www.google.co.uk/maps/place/Wren+Hall+Nursing+Home/@53.0688366,-1.2971309,17z/data=!3m1!4b1!4m5!3m4!1s0x4879949b17ccba33:0x7d24e3703ff4e354!8m2!3d53.0688366!4d-1.2949422

Background Papers: A B C D E G

App Registered: 11/01/2018

Expiry Date: 07/03/2018

Consideration has been given to the Equalities Act 2010 in processing this application.

This application has been referred to Planning Committee by Councillor Sam Wilson to discuss policy implications.

The Application
This is an application for the change of use of an existing building to a Day Nursery (D1) and Care Home (D1).

Consultations
Site Notices have been posted together with individual notification of surrounding residents.

1 Letter of support has been received from a local business stating the company provides a friendly atmosphere for staff and residents.

A.D.C Land Contamination – The application being a change of use does not require a contamination condition.

A.D.C Environmental Health – No objection in principle, however the developer should ensure that suitable noise mitigation measures are considered to reflect the adjacent premises.
NCC Highways - Taking certain factors into account including:

- The development’s exact nature and likely use;
- Its geographical location;
- How accessible the development is using other methods of transport, including public transport, walking or cycling.

The proposed development fails to make adequate provision for the parking of vehicles within the site curtilage resulting in an increase in the likelihood of danger to other users of the highway due to the likelihood of vehicles being parked on the public highway.

Selston Parish Council – Support the application.

Policy
Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

Ashfield Local Plan Review (2002)
ST1 – Development
ST3 – Named Settlement

Part 1 – Building a strong, competitive economy
Part 4 – Promoting sustainable transport

Ashfield Local Plan Publication (2016)
S1 – Sustainable development principles
S2 – Overall strategy for growth
SD9 – Traffic Management and Highway Safety
SD10 – Parking

(Just) Neighbourhood Plan 2017 – 2032 Jacksdale, Underwood and Selston
NP1 – Sustainable development

Relevant Planning History

V/2017/0653 – Extension to rear of existing care home and additional car parking to the north west of the site. Withdrawn.

Comment:

This application was originally submitted seeking a change of use of an existing dwelling on the site to a care home and nursery to be used by children of the nursing homes staff only.

The application now seeks consent for a change of use of the building to a day nursery to be used by members of the public. The proposal would cater for up to 30 children and employ 7 members of staff with opening hours between 0700 and 1800. The application also proposes additional care home facilities on the first floor, including one bedroom and office space.

The Site

The application site is Wren Hall Care home located on Nottingham Road within the named settlement of Selston. The application site consists of an existing building and parking area, located to the front of the Wren Hall Care home site. The main issues to consider in this application are parking, highway safety and residential amenity.

Highways Safety and Parking

The proposal is located along the busy B600 and directly opposite a ‘T-junction’ shared between Nottingham Road and Annesley Lane. The road is subject to a 30 mph speed restriction outside the access. Within the red boundary of site the applicant has shown 8 existing spaces; a further 11 are provided in an adjacent car park within the wider boundary of the care home. This takes the total to 19 spaces serving the wider site.

The applicant has submitted a Travel Plan to support the proposals. The following table taken from this plan shows the maximum numbers of people expected across the site as a whole:

| Table 1.1: Maximum Numbers of People On Site |
| --- | --- | --- | --- |
| Nursing Home | Nursery Nursery Nursery Times | Times | Times | Times |
| Morning | 07.10 - 14.00 | 07.00-18.00 | 07.00-18.00 |
| Afternoon | 14.00 - 21.00 | 7 | 6 |
| Night | 20.45 - 07.15 | N/A | N/A | N/A |
| | 35 | N/A | N/A |
| | 53 | 6 | 24 |

The plan identifies that from a staff survey approximately 55% of these staff travel by car to the site, and this could be reduced to 50% if the steps identified within the Travel Plan were followed.
The Travel Plan provides a useful indicator when assessing parking requirements for the proposal and the Council considers the following additional parking spaces would be required:

- 2 Spaces for staff of the nursing home
- 3 Spaces for staff of the day nursery
- 6 Spaces for drop off + pick up of children
- 1 Space for deliveries (larger good vehicles)

The proposed use would therefore require an additional 12 car parking spaces - however none have been provided. The applicant has shown parking for 8 vehicles within the boundary of site, however this parking area is currently used by the existing Wren Hall Care home. There are also 11 existing spaces in the adjacent car park, again, however these are used by the Care home and if this proposal went ahead, it is likely around 39 spaces would be needed to serve the whole site – as opposed to the 19 provided.

At present parking provision is wholly insufficient. This was evident from a site inspection, where it was identified that both car parking areas were full and cars were using the adjacent public house car park. There were also cars parked on grass verges outside the site. This is also exacerbated by the fact there are parking restrictions on Annesley Lane, and due to double white centre line road markings on Nottingham Road.

The proposed development would intensify the use of the site, increase demand and significantly exacerbate the existing parking problem. The Highways Authority have commented that taking a number of factors into account, including the nature of the proposal, it geographical location and its accessibility by other methods of transport - the proposal would fail to make adequate provision for the parking of vehicles within the curtilage of the site, and that there would be an increase in the likelihood of dangers to highway users through vehicles being parked on the public highway.

It is therefore considered the cumulative impact of the proposal would, in this case, lead to sporadic, inconsiderate and opportunistic parking directly outside the access, which would prejudice highways safety on a busy road. The proposal would therefore be contrary to Saved Policy ST1 (b and c) of the Ashfield Local Plan Review and Part 4, paragraph 32 of the National Planning Policy Framework.

**Residential Amenity**

The building subject to this application is located approximately 30m from the nearest neighouring property to the north east. The Council's Environmental Health team have raised no objection to the granting of planning permission; however due to its proximity to commercial properties had requested the applicant consider noise mitigation measures.
Given the distance to neighbouring properties and the existing use of the site as a care home; it is considered that neither the proposed increase in comings and goings nor additional noise from the intended use would significantly harm the living conditions of neighbouring occupiers.

**Visual Amenity**

The proposal includes internal alterations only and therefore the impact upon the character and appearance of the area is limited. However, with there being the likelihood of cars parked sporadically outside the access, this would result in a small degree of harm to the visual amenity of the area at this location.

**Conclusion:**

The proposal would provide some economic and social benefit through the creation of a day nursery and additional employment in accordance with paragraph 28 of the NPPF. Any benefits are however outweighed by a significant shortfall in parking provision on the site and the consequent increased likelihood of danger to other users of the highway through the likelihood of vehicles being parked on the highway. This would be contrary to paragraph 32 of the NPPF.

The submitted Travel Plan is welcomed, however it identifies that its current situation could be slightly improved, but this does not account for the existing lack of parking provision on the site and the further increase in demand that is required.

**Recommendation:** - Refuse

**REASON**

1. The proposed development fails to provide adequate off-street parking provision at a location where there is a high demand for parking. The proposal would therefore likely lead to inconsiderate, sporadic and opportunistic parking, which would be a source of danger and inconvenience to users of the highway. It is therefore considered that this proposal is contrary to Saved Policies ST1 (b and c) of the Ashfield Local Plan Review (2002) and Part 4, paragraph 32 of the National Planning Policy Framework (2012).