

APPLICATION NO: 13/00562/FUL	OFFICER: Mr Craig Hemphill
DATE REGISTERED: 11th April 2013	DATE OF EXPIRY: 6th June 2013
WARD: Battledown	PARISH: Charlton Kings
APPLICANT: Miss G Willmott	
AGENT:	
LOCATION: 3 Sandhurst Villas, Sandhurst Road, Cheltenham	
PROPOSAL:	To increase the number of children from 12 to 17, in existing childcare business granted under reference 10/01290/FUL

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 3 Sandhurst Road is a semi detached property located in a residential area within Charlton Kings. Planning permission was granted in 2010 (10/01290/FUL) for the use of the ground floor of the property and rear garden area to provide child minding services for up to 12 children.
- 1.2 This application proposes to increase the number of children by a further 5 per day (12 to 17). No additional members of staff are required.
- 1.3 This application has been brought to Committee as the Parish Council have objected.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

10/01290/FUL 30th September 2010 PER

Proposed use of ground floor to provide child minding facilities for a maximum of 12no. children

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development

CP 4 Safe and sustainable living

TP 1 Development and highway safety

TP 2 Highway Standards

TP 6 Parking provision in development

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Environmental Health

2nd May 2013

No objections or recommendations for new conditions.

No complaints have been received about noise from these premises during the time it has been open (which is around 2 years, I believe).

There are already controls on hours and days of use in place, which I think reasonably control the impact of any noise produced by limiting use of the nursery garden to between 9:30 and 5:30, Monday - Friday.

I could not justify refusing this application, or imposing further conditions on the basis of what this application requests, and the history of the site.

GCC Highways Planning Liaison

9th May 2013

I refer to the above planning application received here on the 2nd May 2013, with Site Plan stamped by the LPA on 10th April 2013.

Planning permission (ref no: 10/01290/FUL) was granted for a child minding facility for a maximum of 12 children in September 2010.

The site is situated in a fairly accessible location with adequate walking, cycling and public transport links. The site is accessed from a private road (Sandhurst Road) which co-exists with a public footpath (ZCK/28/1); although this road is in a very poor state of repair, given the small scaled nature of the development I would not raise a highway objection. There is also sufficient capacity on the surrounding roads for children to be safely dropped off close to the site without having a detrimental impact upon highway safety. The National Planning Policy Framework (NPPF) says that although safe and suitable access should be provided, 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe', given the extant planning permission and the highway conditions, the Highway Authority do not believe the impact of the additional development can be considered severe or significant.

Thus, for the reasons given above I recommend that no highway objection be raised.

Parish Council

30th April 2013

OBJECTION The current number of children already causes inconvenience to neighbours in this narrow residential street due to the noise - particularly, but not exclusively in the garden - and also in preventing their unhindered parking in front of their own properties. The immediate neighbours who have lived in their properties for many years are retired and therefore spend much of the day in their homes and gardens. It is felt that almost 50% increase in the number of children would be unacceptably detrimental to the neighbours rights to enjoy their own properties.

Parish Council

29th May 2013

OBJECTION We have no reason to change our original grounds for objection and reiterate them again. Local knowledge tells us the photograph showing the street empty of parked vehicles is somewhat unrepresentative of normal conditions, for generally the street is full of parked vehicles.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	4
Total comments received	12
Number of objections	6
Number of supporting	6
General comment	0

5.1 12 letters of representation have been received for this application, 6 letters objecting to the application with 6 being received in support. The comments provided are summarised as follows:-

5.2 In objection:

- Increased traffic, congestion and parking on Sandhurst Road due to children being dropped off and pick up.
- Parking space to the front of properties being used by parents causing inconvenience.
- General disturbance through coming and goings.
- Increase to numbers is significant and will have a harmful impact on neighbours' amenity, especially though noise when they use the back garden.

- Not the location for a growing business, this is a residential area.

5.3 In support:

- Short fall in child care facilities in Charlton Kings.
- Provides a flexible quality child support facility locally.
- Have not experienced any traffic or parking problems.

6. OFFICER COMMENTS

- 6.1** Officer comments will follow as an update.