

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/00471/VAR

Ward:
**Mottingham And Chislehurst
North**

Address : Mottingham Hall Nursery Mottingham
Lane Mottingham London SE9 4RW

OS Grid Ref: E: 541406 N: 173147

Applicant : Ms's L. Berriman & M. Pearce

Objections : YES

Description of Development:

Variation of condition 3(a) and (b) of permission ref 04/02825 granted for childrens day nursery to allow increase in number of children to 55 and extended opening hours and provision of additional staff parking area.

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Area
Local Cycle Network
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Metropolitan Open Land
Open Space Deficiency
Sites of Interest for Nat. Conservation

Proposal

It is proposed to increase the numbers of children attending this day nursery from the permitted 30 to 55, and increase the opening hours from the permitted 8am-6pm to 7am-6.30pm. The nursery is currently contained on the ground floor with the first floor used as an office and for staff facilities including storage. The current proposals would use part of the first floor to accommodate up to 15 babies, and a further 5 members of staff would be employed at the premises as a result of the proposals.

It is also proposed to provide an additional staff car parking area further to the south-west of the existing drop-off area which would contain 6 spaces, giving a total of 8 car parking spaces on the site. This area is currently an overgrown and unused nursery garden adjacent to the bin store.

A Transport Statement has been submitted with the proposals.

Location

This childrens' day nursery is located on the southern side of Mottingham Lane and has been in use for around the last 8 years. It has vehicular access from Mottingham Lane to a parking area to the west of the building, and the site lies within Metropolitan Open Land.

Comments from Local Residents

Letters have been received from a local resident and Mottingham Residents' Association, who raise the following main concerns:

- increase in traffic to and from the site on this very busy road
- increase in provision of hard surfacing on the site which is within MOL
- the on-site dropping-off point would still be inadequate and would lead to queuing in Mottingham Lane
- results of traffic survey are questionable.

Comments from Consultees

The Council's Highway Engineer considers that the proposed increase in the number of children would result in a minimal increase in traffic associated with the operation of the day nursery, and would thus have a negligible impact on the highway network. In addition, no objections are raised to the proposed parking layout for 6 additional spaces.

No objections are raised to the proposals from an Environmental Health point of view.

The Bromley Early Years team supports the proposals as there is limited availability of childcare places in the area, with a particular demand for provision to accommodate children under the age of 2. The increased number of children would offer job opportunities for local people, whilst the extended opening hours would give greater flexibility for parents/carers.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

- BE1 Design of New Development
- G2 Metropolitan Open Land
- C7 Educational and Pre-School Facilities
- T3 Parking
- T18 Road Safety

Planning History

Permission was originally granted for the use of the buildings and land for a childrens' nursery for 30 children in 2005 under ref. 04/02825.

A subsequent proposal for elevational alterations to the building and the use of the first floor for staff accommodation was permitted in May 2006 under ref. 06/01014, and the use started that year.

Both permissions restricted the number of children to 30, and the opening hours to between 8am-6pm Mondays to Fridays.

Conclusions

The main issues in this case are the impact of the increased opening hours and number of children accommodated at the nursery along with the additional parking provided on the free flow of traffic and conditions of safety in the highway, the openness of the MOL and the amenities of nearby residents.

Policy C7 of the UDP permits extensions to existing pre-school facilities so long as they maximise access by means of transport other than the car.

Although permission was granted for a maximum 30 children at the nursery, it has been registered for the last 8 years for 36 children, and the previous owners had 45 children on their register.

There are no highways objections to the proposed increase in children and opening hours of the premises (which would open an hour earlier at 7am, and close half an hour later at 6.30pm), and the Council's Early Years Team are supportive of the proposals which would meet an identified need for childcare facilities within this part of the Borough.

The additional parking area would be sited to the rear of the existing parking area, and is not considered to have significantly detrimental impact on the openness of this area of Metropolitan Open Land, particularly as a large area of open land would still remain.

Residential properties lie to the east and north of the site, and the additional number of children to be accommodated at the premises, along with the small increase in the opening hours, is not considered to have an unduly adverse impact on the amenities of neighbouring properties. The new parking area would be some distance from the nearest residential properties, and is not considered to cause harm to residential amenity.

Subject to safeguarding conditions, the proposals are considered acceptable.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

as amended by documents received on 18.04.2014 23.05.2014

RECOMMENDATION: APPROVAL

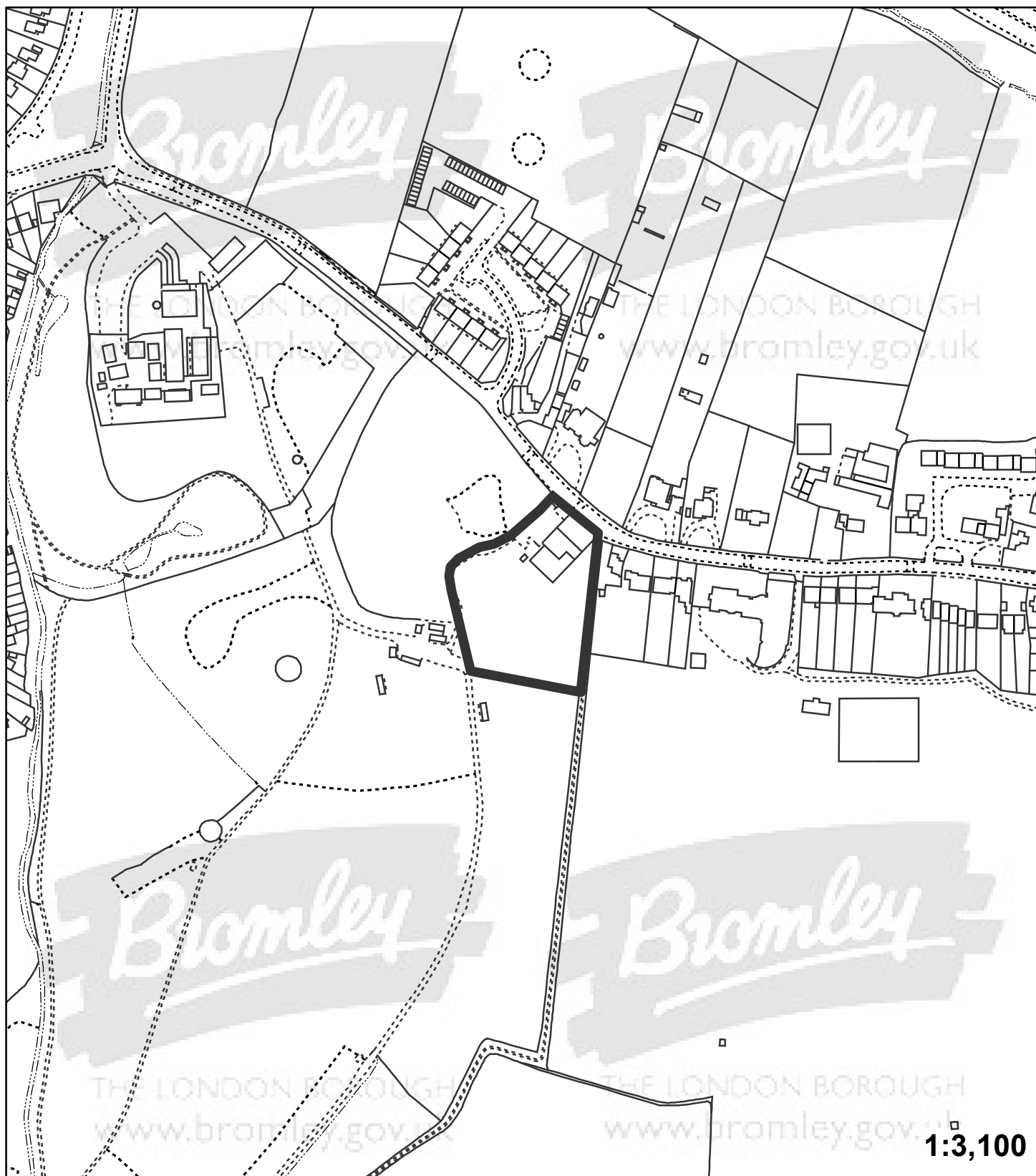
subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACH03 Satisfactory parking - full application
 ACH03R Reason H03
- 3 ACJ12 Use as day nursery/playgroup (5 insert) 6 months 5 55
 07:00 hours 18:30 hours
 ACJ12R J12 reason
- 4 No loose materials shall be used for the surfacing of the parking and turning
 area hereby permitted.
 ACH27R Reason H27

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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