

PLANNING SERVICES COMMITTEE - 22 January 2004 Item R5 Referred Item

TITLE : 03/00946/FUL
REMOVAL OF CONDITION 2 IMPOSED ON PERMISSION
CC/ROC/2/94 TO ALLOW USE OF PREMISES AS
EXTENSION TO ROCHFORD DAY NURSERY
4 ASHINGDON ROAD ROCHFORD

APPLICANT: THE ROCHFORD DAY NURSERY

ZONING: RESIDENTIAL, CONSERVATION AREA

PARISH: ROCHFORD

WARD: ROCHFORD

In accordance with agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 709 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 20 January 2004, with any applications being referred to this meeting of the Committee. The item was referred by Cllr Mrs H L A Glynn.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

5.1 Rochford Parish Council – No objections

NOTES

- 5.2 This application proposes removal of a planning condition to allow the premises to be used as part of the adjoining day nursery. The building was previously part of the primary school, latterly being used as school office/store - and the condition ties the use to such. The proposed use is for a nursery - but specifically a pre-school ("Breakfast Club") and after-school club for children up to 12 years old. The use may also be later extended to a "Holiday Club".
- 5.3 Initially the application also included the provision of a hard surfacing that links up 2 existing crossovers - one owned by the school (over which the applicant has a right of way) and the existing access to the day nursery. However, following objections from the County Highways Office, this element of the proposal was omitted. It may be the subject of a future application, but the applicant is anxious to obtain planning permission for the above use before the nursery loses a £40,000 grant from the National Lottery.

- 5.4 Being situated in a residential area and adjoining the Rochford Primary School, as well as the existing day nursery, the use would be a logical extension of these establishments.
- 5.5 **County Surveyor (Highways)** Objected to the *original* scheme, which included the linking hard standing, but has indicated that this will be withdrawn once this aspect was omitted - as has very recently occurred.
- 5.6 **County Planner (Historic Building and Conservation Advice)** No objection.
- 5.7 **The Head of Housing, Health & Community Care** No objections in principle, subject to the following condition no. 2 being attached to any consent granted.
- 5.8 Rochford Primary School, as a neighbour, is supportive of the application and remarks that school will cease to use the entrance to the front of the school for nursery and children and their parents. From 21.12.03 they will enter from the main entrance.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 SC36A Hours of Use Restricted (The use hereby permitted shall not take place outside the hours 6.30 am to 8.00 pm and at no time on Sundays, Bank or Public Holidays.)

Relevant Development Plan Policies and Proposals:

H11, H24, UC1, UC3, of the Rochford District Local Plan First Review



Shaun Scrutton
Head of Planning Services

For further information please contact Nick Barnes on (01702) 546366.

