

Planning Committee

21 November 2007

**Development by the
County Council**



Report of Rod Lugg, Head of Environment and Planning

Purpose of the report: To enable the Committee to determine applications for planning permission which have been received in accordance with the requirements of the Town and Country Planning General Regulations 1992.

City of Durham District: Provision of new standalone Sure Start Children's Centre alongside existing school building, Kelloe Primary School, Front Street, Kelloe. (Regulation 3)

Introduction

- 1 The proposal is one of several Children's Centre schemes within the Sure Start Phase II programme catering for 0-5 year olds and parents.

Proposal

- 2 The Kelloe proposal involves the construction of a single storey rectangular building (27m long, 16m wide and 5.5m to ridgeline) on land currently used as a nursery play area, off the existing school access, to the south of the school building and west of the swimming pool. The building would incorporate three separate nursery areas. External elevations would be finished in a combination of buff coloured bricks, cream coloured render and terracotta coloured panels. The variable pitch roof would be formed from standing seam aluminium, with composite fascia panels. Windows and glazed doors would be constructed using a PPC aluminium glazing system with blue frames.
- 3 The existing school nursery play area would be repositioned to the north of the Sure Start building and three play areas (0-2 years, 2-3 years and 3-5 years) would be positioned to the south and west of the building. The building and associated play areas would be enclosed by a 1.8m high paladine fence and hedging. A wildlife garden, MUGA and grass football pitch would be created in the area to the south of the proposed Sure Start building and form part of a separate planning application also on this agenda) by Kelloe Village Community Partnership, together with the County Council and City of Durham Council.
- 4 The existing vehicular access to the school would be used to serve the development. The existing car park would be remarked and extended to accommodate 15 no. spaces (13 no. to the north of the swimming pool and 2 no. on the opposite side of the road adjacent to the existing school building). A new pedestrian access, running parallel to the vehicular access, would be created linking Front Street with the entrance to the Sure Start building. A cycle storage shelter with space for 10 no. bicycles would be positioned adjacent to the entrance to the Sure Start building.
- 5 A total of 7 Sure Start staff would be employed at the building. Anticipated operating times are 8am – 6pm Monday to Friday.

Consultations and Representations

- 6 City of Durham Council offers no objections to the proposal.
- 7 Kelloe Parish Council fully support the proposal.

- 8 Sport England has no objection to the proposal subject to the imposition of a condition on any planning permission requiring a community use agreement for the sports facilities.

Comment: The above condition would be attached should planning permission be granted.

- 9 The application has been advertised on site and neighbouring residents notified. No representations have been received.

Planning Comment

Planning Policy

- 10 The proposed Sure Start building would provide a nursery/community facility on an established school site within the settlement boundary of Kelloe and would be acceptable in principle in this location. Policy Q1 (General Principles – Designing for People), Policy Q2 (General Principles – Designing for Accessibility) and Policy R8 (New Recreation Facilities) of the City of Durham District Local Plan are relevant planning policies.

Design

- 11 Kelloe Primary School is a single storey brick building dating from the early part of the 20th Century. The modern design of the proposed building would relate acceptably in terms of scale, form and appearance to the main building and detached swimming pool and the surrounding area. The school site is elevated above Front Street and the Sure Start building would be set back approximately 45m from the road. Tree and hedge planting along the southern boundary would provide screening.

Residential Amenity

- 12 The rear elevations of the closest residential properties on Morley Crescent to the east of the proposed building would be approximately 60 metres away. The school's perimeter hedge would provide some screening and the main school building and swimming pool would also help to break up views. Other properties on Front Street and Foxton Court located approximately 100m to the south and 110m to the west respectively would have views of the development but it is not considered that the amenity of adjacent residents would be adversely affected by a single storey building in the position shown.

Highways

- 13 The school's existing car park would be re-marked to accommodate 15 parking spaces, an increase of 4 spaces on the existing level of provision. The provision of additional spaces for Sure Start staff would be in line with standards set out in the DCC Accessibility and Parking Guidelines. Original proposals did not show any increase in parking provision and the creation of additional spaces was required by the

Head of Highway Management. A new pedestrian access and 10 no. space cycle storage shelter would also be provided to help promote travel to the Sure Start Centre by more sustainable modes.

Sport and Recreation

- 14 The proposed Sure Start Centre would be built on part of Kelloe Primary School's existing playing field. However the loss of this area would be compensated for by the intended improvement of play facilities on part of surplus playing field land to the south. Sport England raise no objection to the proposed Sure Start Centre.

Recommendation and Reasons

- 15 The proposal would fulfil a local need for pre-school childcare and provide a base for co-ordinated provision of services related to parenting and children in Kelloe. The building would be set back from the main road on part of the school playing fields and can be satisfactorily accommodated without having an adverse visual or local amenity impact. It would result in a small reduction in playing field land but there is surplus play space on the site and proposals to develop adjoining land for recreational facilities are also under consideration.
- 16 I therefore **recommend** that planning permission be granted for the development subject to appropriate conditions for the following reasons:
- i. The development would accord with Policies Q1, Q2 and R8 of the City of Durham District Local Plan and would have no material conflict with other development plan policies.
 - ii. The proposed building in terms of its size, location and appearance would relate acceptably to the surrounding area and would not have a significant impact upon visual and residential amenity.

No departure

Background Papers: Application, consultations and responses, site location plans.

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Local Member:	Councillor D Morgan	

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