**DELEGATED APPLICATIONS**

**ASSESSMENT SHEET**

APPLICATION NO./ADDRESS

WB/ 08/1220/FULL

Kids At Worthing Nursery
Worthing Sixth Form College
Bolsover Road
Worthing

DESCRIPTION OF DEVELOPMENT

Renewal of planning permission WB/00/00128/FULL for the continued use of the building as a day nursery. (Retrospective)

DATE OF SITE VISIT: 2.3.09

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The nursery sits in the grounds of the sixth form college ,just to the south of the main cluster of buildings/campus and to the east of tennis courts and to the north and west of open paying fields. Beyond the playing fields to the south is the railway line and leisure centre.

Access to the nursery is shared with the college off Bolsover Rd. Two dedicated car parking spaces are provided to the west of the nursery and general car and cycle parking facilities are shared with the college.

The nursery is a purpose built single storey light weight building of a temporary character, resembling protakabins.

It was approved in 2000 (WB/00/00128/FULL) and serves as a nursery for 50 children (maximum of 32 of 2 or older) for the general public and also as an after /before school club and broadened to allow other community uses in 2001. Temporary Permission for the nursery expired on 27.3.07. Other conditions imposed restricted hours of operation to 7.30am to 7pm and required landscaping and provision of a play area. The play area has been provided to the east of the nursery and is bounded by a 1.8 metres tall close boarded fence.

The redevelopment of the college and development of 124 dwellings was approved in 2008.

RELEVANT PLANNING HISTORY:

| Application Number | Development Description | Decision | Decision Date | Appeal Decision | Appeal Decision Date |
|---|---|---|---|---|---|
| 00/00128/FULL | Erection of buildings to provide Day Nursery for 50 children, Before/After school club and additional classrooms | GRANT CONDITIONAL CONSENT | 27-03-2000 | | |
| 00/00534/FULL | Erection of buildings to provide Day Nursery for 50 children, Before/After school club and additional classrooms - revised proposals showing amendments to siting and design of one classroom unit -revisions to WB/00/00128/FULL dated 27/03/00 | GRANT CONDITIONAL CONSENT | 10-07-2000 | | |
| 01/00018/FULL | Additional use of before/after school club buildings for parent/toddler groups; adult training/workshop/meetings; advice groups and parenting classes including alterations and the construction of a shed, a window on the east wall and an additional outside play area; uses to operate variably between 7am and 9.30pm Monday to Saturday inclusive. | GRANT CONDITIONAL CONSENT | 20-02-2001 | | |
| 07/1229/OUT | Outline application for redevelopment of the site to provide a new college, associated nursery and sports facilities, 124 residential units, car parking, associated access and landscaping, including demolition of existing buildings and enabling works. | GRANT CONDITIONAL CONSENT | 15-09-2008 | | |
| 08/1211/ARM | Application for part Approval of Reserved Matters pursuant to Outline Planning Permission WB/07/1229/OUT for the redevelopment of the site to provide a new college building, ancillary service out building, associated nursery and sports facilities, car parking, associated access and landscaping, including demolition of existing buildings and enabling works. | | | | |

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan Polices BE1, H18, TR9,
Saved West Sussex Structure Plan policies, ERA1, LOC1, CH1, DEV4, DEV5, NE11 and DEV1
Planning Policy Statement 1: Delivering Sustainable Development
PPG13: Transport

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

Highway Authority : No objections

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issue raised by this proposal is whether continued use is acceptable in the light of :-

- Community Need
- Impact on the amenity of neighbours
- Access & parking impacts
- Impact on redevelopment potential of the site

**Community Need**

The nursery appears to be a popular and important community facility, the need for which remains. Required play space has been satisfactorily provided.

**Impact on the amenity of neighbours**

The nursery is remote for any domestic uses and no objections have been received.

**Access & parking impacts**

The nursery is close to rail station and buses and large residential and employment catchment area as well as local shops and the college itself. The nursery appears to function without harm by only using two of the 8 car spaces originally required in the substantive planning permission on the basis that this is sufficient for drop offs and collection and low demand from staff who typically live, locally and do not have access to a car.

**Impact on redevelopment potential of the site**

Proposals are being advanced for the redevelopment and a continued 5 year temporary permission would not prejudice this and provide the operator wit the necessary security.

RECOMMENDATION:

Grant temporary permission to 31.3.14

REASONS FOR RECOMMENDATION:

The proposal accords with the relevant policies of the Development Plan.

**Saved Worthing Local Plan Polices**

BE1, H18 TR9,

**Saved West Sussex Structure Plan Polices**

Policies CH1, ERA1, LOC1, NE11, NE13, DEV4, DEV5 and DEV1

**National Policy**

Planning Policy Statement1: Delivering Sustainable Development
PPG13:Transport

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?
Y / ~~N~~

DELEGA[redacted]

Case Offi[redacted]
sign.....[redacted].....Date.....16 3 09.....

Authorising Officer [redacted]
sign.....[redacted].....Date.....16. 3. 09.....