



REGULATORY SERVICES COMMITTEE

27 October 2016

REPORT

Subject Heading:

P1247.16 - Myplace 343 Dagnam Park Drive, Romford.

Proposal

Change of use of part of the south western section of the building to a D1 nursery and extend opening hours from 7.30 to 23.00 hours Mondays to Saturdays for D1 Nursery only (Date received 28 July 2016).

Ward

Gooshays

Lead Officer

Helen Oakerbee
Planning Manager

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Policy context:

Local Development Framework
The London Plan
National Planning Policy Framework

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Havering will be clean and its environment will be cared for	[x]
People will be safe, in their homes and in the community	[x]
Residents will be proud to live in Havering	[x]

SUMMARY

The proposal is for a change of use from 'sui generis' to class D1 (nursery) for a small area (61 sq.m) at the west corner of the building known as the MyPlace Centre. The application is also proposing extended opening hours from 07.30 to 23.00 hours on Mondays to Saturdays to allow the Early Years (operator of proposed nursery) setting to offer slightly extended opening times. The original permission (P1487.09) condition 8 states: The premises shall not be used for the purposes hereby permitted other than between the hours of 09.00 and 23.00 hours Mondays to Saturdays and 09.00 and 18.00 hours on Sundays, Bank and Public Holidays.

There would be no physical change to the area proposed for the D1 nursery and access will be at the rear of the building.

Staff considers that the change of use to D1 nursery would have minimum or no impact with the existing use of the youth centre and adequate parking available for visitor pick up and drop off, therefore the application should be approved.

This proposal is put before the Committee owing to the land being Council owned and objections being received.

RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions:

1. Time Limit - The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans as listed on page 1 of this decision notice approved by the Local Planning Authority.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

3. The premises (Nursery D1) shall not be used for the purposes hereby permitted other than between the hours of 07.30 and 23.00 hours Mondays to Saturdays and 09.00 and 18.00 hours on Sundays, Bank and Public Holidays.

Reason: To enable the Local Planning Authority to retain control in the interests of amenity, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

4. The change of use is only permitted for a nursery (D1) use only and no other D1 use is permitted and would require planning permission.

Reason: To enable the Local Planning Authority to retain control in the interests of amenity, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

INFORMATIVE

1. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

REPORT DETAIL

1.0 Site Description

- 1.1 The site is on the southern edge of Dagnam Park Drive at the corner junction of a roundabout with 4 exits; north is North Hill Drive, to the south is Gooshays Drive, to the west is Hilldene Avenue and to the east is Dagnam Park Drive (site location).
- 1.2 The existing youth centre is a part single, part two storey building with car parking to the east of the site and associated landscaping to the north, west and south of the site.
- 1.3 Directly to the south of the site is a two-storey Leisure Centre with car parking location just east of Gooshays Road.

2. Description of Proposal

- 2.1 The proposal is for a change of use from office to D1 Nursery. The existing use was a Youth Service and office/youth drop in space, but it has now been vacated ahead of the Early Years operator moving in.

- 2.2 There will be up to four staff working with a maximum of twenty children being cared for.
- 2.3 The proposal will not involve any engineering or construction works and no alterations to the existing space. The main access to the D1 Nursery will be via the rear access door. This will enable the nursery space to be occupied independently of MyPlace.
- 2.4 The application also proposes to extend the hours of operation for the Nursery only. The applicants are proposing to extend the opening time earlier from 9.00 to 7.30 Mondays to Saturday but for the closing times to remain the same as per the original approval to 23.00 No changes are proposed to the Sunday opening hours (09.00 and 18.00 hours).
- 2.5 Officers noted that the extended opening times will not be for the whole building/facility but for the Nursery only.
- 2.6 The existing toilets to north (front) of the building for staff on the ground floor will be used for the Nursery; these are shown on the proposed plans with a blue outline.

3. **History**

P1487.09 - Construction of a new part single, part two storey youth centre including new access, car park and associated landscaping
(Approved with conditions)

P0689.13 - Development of land to front of the existing central leisure centre into car parking, for the adjacent youth centre called myplace.
(Approved with conditions)

4. **Consultation/Representations**

- 4.1 23 neighbour notification letters were sent out with 2 letters of representation received.
- 4.2 A re-consultation exercise was undertaken in connection with revisions to the description to make clear the proposed changes to opening times. At the time of drafting this report, the period for making comments had not expired. Members will be updated verbally at the committee of any additional comments received, over and above those described below.
- 4.3 The representations can be summarised as follows:
- Parking is a problem already and new nursery will effect parking more.
 - People visiting Myplace (existing youth centre) parking in front of driveways and with new Nursery will make this problem worse.
 - The idea of the nursery is supported.

- 4.4 Highways - initially objected to the proposal however further discussions have been undertaken between Highways team and the applicant has submitted a supporting statement; subsequently Highways have no objections to the proposal.
- 4.5 Environmental Protection Officer - No objections
- 4.6 Social Care and Learning - no response received.

5. **Relevant Policy**

- 5.1 Policies CP8 (Community needs), CP17 (Design), DC26 (Location of Community Facilities) DC32 (The Road Network), DC33 (Car parking), DC34 (Walking), DC55 (Noise), DC61 (Urban Design) and DC62 (Access) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents are material planning considerations. In addition, Policies 3.18 (Educational facilities), 6.13 (Parking) and 7.4 (Local character) of the London Plan and Chapters 7 (Requiring good design) and 8 (Promoting healthy communities) of the National Planning Policy Framework are relevant.

6. **Staff Comments**

- 6.1 This proposal is put before the Committee owing to the land being Council owned and objections being received. The issues arising in respect of this application are the impact on the parking and highways implications.

6.2 **Principle of Development**

- 6.2.1 The proposal is for the change of use from office to D1 nursery and extended opening hours from 07.30 to 23.00 Mondays to Saturdays. There is no construction or any engineering works proposed and therefore the change of use and extended opening hours are considered acceptable and comply with LDF Policy CP8, DC26, London Plan Policy 3.18 and NPPF Paragraphs 17, 70.
- 6.2.2 The proposal is an existing Youth Centre and the part change of use on the ground floor to D1 nursery is considered to be a local service that will enhance the sustainability of the local community, in accordance with Paragraphs 17 and 70 of the NPPF which encourages and promotes mixed use developments as well as the use of shared space for community facilities.

6.3 Design/impact on street/Garden scene

6.3.1 It is considered the change of use to D1 nursery is internal with the only exception that access will be from the rear of the building which does not front on to the highway and therefore would not impact on the streetscene.

6.4 Impact on amenity

6.4.1 There are dwellinghouses to the north of the Youth Centre on Dagnam Park Drive and south-west of the site on Gooshays Drive. It is considered that the extended opening hours due to the nature of the proposal i.e. change of use and the opening times have been extended (D1 nursery only) (by an extra 1.5 hours in the morning from 09.00 to 07.30); would have minimum impact upon amenities of neighbouring occupiers, especially as the access to the nursery would be from the rear of the building. While vehicles would be arriving at the site earlier than they do currently, it is not considered that the level of activity would be prejudicial to neighbouring amenity.

6.5 Highway/parking issues

6.5.1 The Youth Centre has existing car parking (13 spaces, including 2 disabled spaces) to the east of the building.

6.5.3 In addition to this, Myplace users are able to park within the Myplace overflow car park which is shared with visitors to the Central Park Leisure Centre, located to the south. .

6.5.4 The overflow car park will be available for both staff of the early years setting to park, as well as to parents/carers of children attending the setting, should they need to park their car for an extended period of time. There are also drop off bays to the front of the Myplace building for a period of up to 10 minutes parking should a parent/carer just be dropping off a child at the setting, then moving on immediately.

6.5.2 There will be up to four staff working at the Nursery with a maximum of twenty children being care for.

6.5.2 Highways have considered the proposal and raised no objections (see para 4.4 above). Staff do not considered that the change of use and extended opening hours in the mornings will significantly impact upon the use of the immediate and surrounding highways. Sufficient parking is provided to accommodate drop off and pick-ups.

7.0 Conclusions

7.1 Staff are of the view that change of use of part of the south western section of the building to a D1 nursery and extended opening hours from 7.30 to 23.00 hours Mondays to Saturdays for D1 Nursery only is acceptable and would not adversely impact on the streetscene or result in a significant loss

of amenity to neighbouring occupiers. In the context of the existing Youth Centre as a whole it is not considered this proposal would materially increase noise and activity over the existing levels. It is considered that the proposal would not create any highway or parking issues. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

IMPLICATIONS AND RISKS

Financial Implications and risks:

None

Legal Implications and risks:

This application has been assessed independently of the Council's interest as applicant and land owner.

Human Resource Implications:

None

Equalities and Social Inclusion Implications:

The Council's planning policies are implemented with regard to equality and diversity. The proposal will provide childcare provision for families living within the Borough.

BACKGROUND PAPERS

Application form and plans received 28 July 2016.