

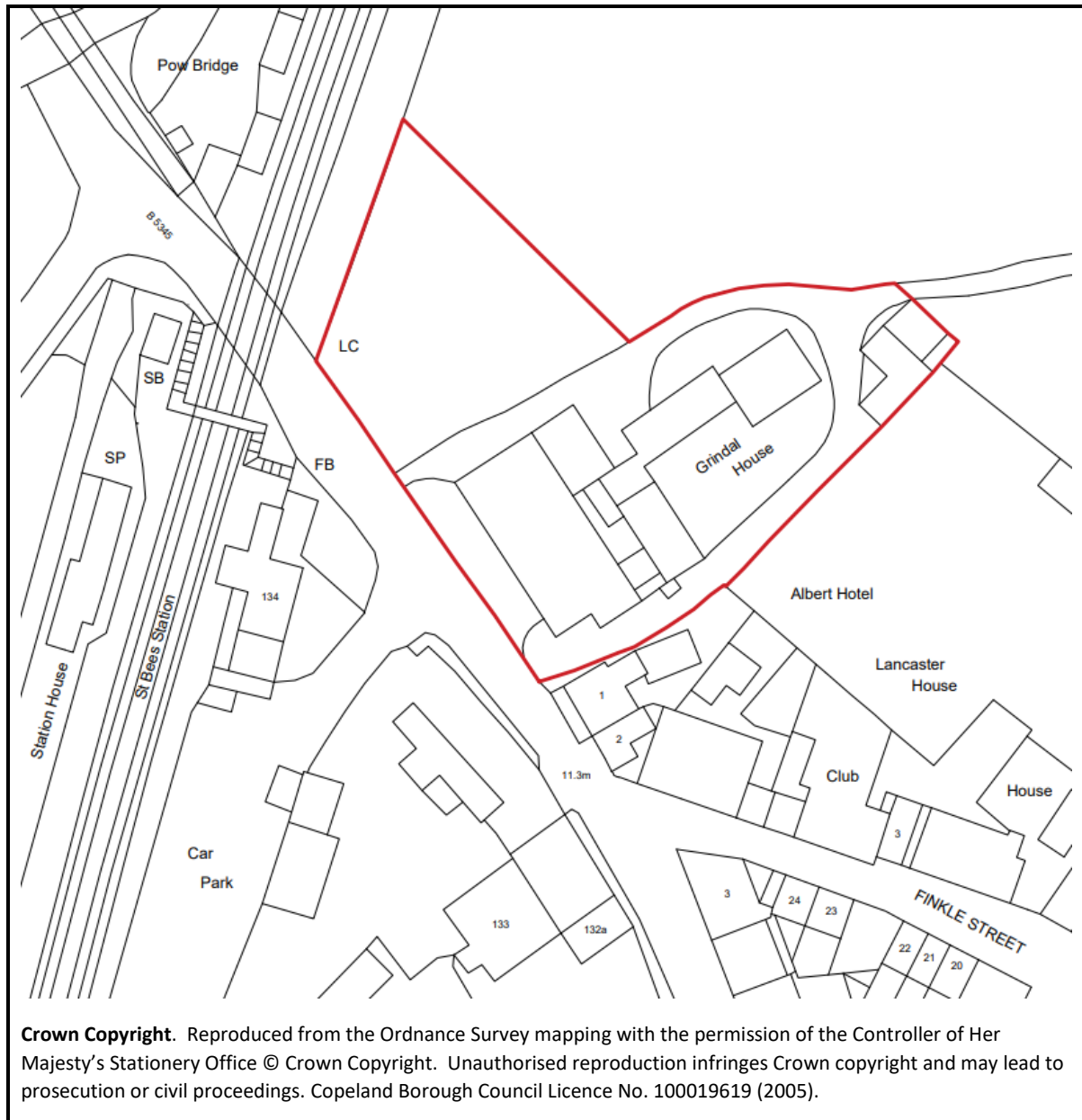


To: PLANNING PANEL

Development Management Section

Date of Meeting: 16/03/2022

Application Number:	4/21/2486/0F1
Application Type:	Full : CBC
Applicant:	St Bees Little Learners Nursery Ltd
Application Address:	GRINDAL HOUSE, MAIN STREET, ST BEES
Proposal	CHANGE OF USE OF GROUND FLOOR OF BUILDING FROM ANCILLARY SENIOR SCHOOL ACCOMMODATION TO A CHILDRENS DAY NURSERY, INCLUDING ALTERATIONS TO EXISTING ACCESS; CREATION OF TWO OPENINGS IN FRONT GARDEN WALL; AND CREATION OF PARKING AREA TO REAR
Parish:	St. Bees
Recommendation Summary:	Site Visit



The Site

This application relates to a large detached building, known as Grindal House, located within the centre of St Bees. The building is a Grade II Listed and lies within the centre of the St Bees Conservation Area. The front boundary sandstone wall for this site is also Grade II Listed in its own right.

The site fronts onto the B5345, the main road through the village, and lies opposite to the St Bees train station and associated car park. The site is bounded to the north and east by land associated with St Bees School and to the south by existing residential properties.

The application site was formally used as accommodation for St Bees Secondary School, and comprises of dormitory accommodation and classrooms. The use of this ceased with the

closure of St Bees School in 2015. Whilst the main school site has reopened this property together with other properties detached from the school campus have remained vacant.

The site is currently accessed from the south of the site from the B5345.

Relevant Planning History

4/12/2217/0F1 – Change of use of part school building into hair & beauty salon – Approved

4/12/2218/0L1 – Listed building consent for internal alterations to part of school to form hair & beauty salon – Approved

4/12/2171/0F1 – Listed building consent for re-roofing & replacement windows – Approved

Proposal

This application seeks planning permission to change the use of the ground floor of this building from ancillary senior school accommodation to a children's day nursery. The proposal will allow for the relocation of the current nursery from Abbots Court. The site will be run in the same way as the current operations at Abbots Court, with an average 40 children on site at any one time, no set sessions to allow for flexible collections and drop offs, and 15 full time and part time staff, with normally 10 members of staff on site at any one time.

The proposed change of use will require minimal internal or external alterations to the property. Internally the only alteration to property is the creation of a door opening between rooms G1.07 & G1.09.

It was originally proposed to create a new exit for this site to the north of the existing building which would have allowed the development to be served by a separate entrance and exit point, however following comments from consultees this has now been removed from the proposal. The development now seeks permission to utilise the existing access to the site as both its entrance and exit. The existing access will be improved by removing a 6m section of wall along the site frontage to the north of the existing access. A small section of wall to the south of the access will also be removed and the gatepost relocated, in line with the adjacent properties boundary wall. This will increase visibility at this access from 2.8m to the south and 3.4m to the north, to provide visibility splays of 8.3m x 2.4m to the north and 70m x 2.4m to the south from the access. The single width access will lead to a new 12 space staff carpark including a designated disabled space to the rear of the site. A pole mounted traffic lights system is to be installed to control vehicle access. Parent drop off will be from the village car park opposite the site.

This application is being considered alongside a Listed Building Consent application for the same works, reference 4/21/2487/0L1.

Consultations

This application is currently out for consultation with both technical and statutory consultees. Neighbouring residential properties have also been consulted as part of this process.

Assessment

Based on the concerns raised with the original proposal from statutory consultees is it considered appropriate for Members to undertake a site visit to understand the site and its context, in order to fully appraise all of the material planning considerations prior to the determination of this application.

Recommendation:-

Site Visit