

SUPPLEMENTARY REPORT

**PLANNING COMMITTEE (6 September 2021)**

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

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**20/00843/COU – Change of use from existing dwelling (C3) to childrens nursery (D1) in order to increase the size and occupancy of an existing childrens nursery, including alterations and extension to existing building and associated works  
Coogee Nursery, 17 Burnett Road, Streetly, Sutton Coldfield**

**Additional Letters of Representation**

1no. additional letter of representation has been received. This is summarised as follows:

- Staff are currently arriving at the nursery at 6.30am and causing noise disturbance.
- There will be an unprecedented and high volume of traffic arriving and leaving the site throughout the day.
- No amount of acoustic fencing will stop the noise issue.
- The proposal will result in the loss of a residential dwelling in the District.
- The local area does not require a nursery.
- The applicant has applied to Walsall Council for a nursery at another property nearby.
- 15 Burnett Road has a side pedestrian access which can only be accessed via the application site. The submitted plans do not show this.

**Additional Observations**

The occupants of 15 Burnett Road have a pedestrian gate that leads onto the front of the property at 17 Burnett Road. Although land ownership is not a planning consideration, for the purpose of clarity, the applicant has confirmed that the occupants of no.15 have no legal right of access to the application site. However, they confirm that they have no objection to its continued use for this purpose.

The applicant has not proposed any external lighting to illuminate the outdoor amenity areas.

Matters related to noise and traffic movement is already considered in the main report. Furthermore, a number of conditions are recommended to protect the amenity of local residents. An additional condition is however recommended to ensure the extended nursery has the same operating hours as the existing nursery on the site; as was agreed under condition 2 of planning application reference 20/00345/FUL (granted consent on 9<sup>th</sup> June 2020 for a temporary 2 year period). The Environmental Health Officer has not proposed any temporary consent or restriction on the hours of use, therefore it is considered that the proposed condition, set out below, is acceptable and as set out in the submitted noise report.

**Additional Condition**

**Condition 17:**

The nursery shall only be open for custom between the hours of 7.00 a.m. to 6.00 p.m. Mondays to Fridays inclusive and shall not operate at weekends or on Bank or Public Holidays.

**Reason 17:**

To ensure the residential amenity of neighbouring occupiers is maintained in accordance with the requirements of and Core Policy 3 and Policy BE1 of the Lichfield Local Plan Strategy and the National Planning Policy Framework

LIST OF SPEAKERS

**PLANNING COMMITTEE MEETING**

6 September 2021

**20/00843/COU**

Paul Harris  
(Cerde Planning)

Applicant's Agent

William Daly

Objector

Cllr Joseph Powell

Ward Member - Written representation

**21/00605/FUL**

Otto de Weijer  
(Dutch Architecture)

Applicant's Agent

Sarah Howson

Objector - Written representation