

B L A C K P O O L C O U N C I L



Supplementary Planning Guidance 4: Private Day Nurseries

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Benefits Administration



Blackpool Council
BUILDING A BETTER COMMUNITY FOR ALL

This Supplementary Planning Guidance Note has been adopted by the Council and will be considered as a material planning consideration in determining relevant planning applications, supporting the policies set out in the Council's Local Plan.

The Guidance will be saved for a further 3 years after a new Blackpool Local Plan is adopted (expected to be in 2006).

The Guidance will in due course be reviewed under the new planning system (of a 'Local Development Framework' of planning documents supported by Supplementary Planning Documents).

Private Day Nurseries

This Guidance is intended to assist consideration of planning applications for day nurseries. Each proposal will still be judged on its own merits. Potential applicants are encouraged to discuss their proposals with Lancashire Social Services, and informally with the Planning Section of the Council before submitted an application.

Applicants are advised to check that their proposals would not infringe any property covenants. (These are a matter of civil, rather than planning, law).

1.0 The Premises

- 1.1 Although it will be usual for day nurseries to be located in residential areas, there is no objection in principle to locations in areas predominantly in other uses.
- 1.2 The building(s) to be used as a day nursery should normally be detached from other residential properties. Alternatively, the part to be used should not be attached to another dwelling.
- 1.3 The building and any proposed extensions should be so located to avoid unreasonable loss of privacy and/or undue noise and disturbance and/or undue loss of light to nearby residential property. Any extensions proposed should be in scale with their surroundings.
- 1.4 The Council's Children and Young People Department will be formally consulted on any planning application received and will have regard to the number of children considered appropriate. However, the Council cannot be bound to agree with that figure and will make its own judgement in each case. Where a specific number of children have been applied for, the Council will judge the application on this basis.

2.0 Vehicle Access and Traffic

- 2.1 Access into and from the site should be both convenient and safe. The property should be so located that traffic likely to be generated by the use would not be detrimental to either highway safety or the living conditions of nearby residents. Road safety factors to be considered include whether the premises are on a main road, the width of the carriageway and footways and the proximity to road junctions or bends.
- 2.2 It will be assumed that where road conditions permit, children will be delivered and collected by on-street parking. In other cases, delivery and collection arrangements within the site may be required.

3.0 Car Parking

3.1 Ideally, the site should be capable of accommodating car parking to meet the Council's parking standards, set out in the Blackpool Borough Local Plan and SPG Note 8.

4.0 Conditions to be attached to Planning Permission

4.1 A condition limiting the number of children to be accommodated may be imposed where any increase over the stated number would either generate undue traffic and/or parking problems, or where the increase would be significantly detrimental to the living conditions of nearby residents.

4.2 A condition restricting the hours and/or days of use may be imposed where this is necessary to protect living conditions of nearby residents. In such circumstances, hours and days of use will be restricted to 8.00am to 6.00pm Mondays to Fridays inclusive.

4.3 If it considered a subsequent change of use within the same Use Class would be likely to be significantly detrimental to, for instance, residential amenities or highway safety, then a condition may be imposed limiting the use specifically to a day nursery.



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