

Planning & Regulatory Committee 16 December 2020

Requests to address the Committee received in accordance with the Standing Orders

Public Participation under Standing Order No. 17 (up to a maximum of five minutes per speaker - this section should not exceed thirty minutes):

Name	Subject

Public Speaking on applications for planning permission under Standing Order 17A (up to a maximum of three minutes per speaker - this section should not exceed thirty minutes):

Agenda Item No.	Application	Statement (s)
06	Planning Application No. 20/P/1078/FUL Change of use of land from agricultural use to use as a woodland preschool Land accessed from Wentwood Drive, Weston-s-Mare	Against the proposal: For the proposal: Rachel Landen, applicant
07	Planning Application No. 20/P/1629/FUL Change of use of part of the existing dwelling to enlarge the facilities within the existing day nursery Golden Valley House Day Nursery, 18 Oaksey Grove, Nailsea	Against the proposal: Paul Altham For the proposal:

Statement for the committee meeting 16th December Rachel Landen Applicant

Application No: 20/P/1078/FUL

I want to offer the young children in W-s-M and surrounding areas the amazing opportunity to attend a forest pre-school. To learn, play and explore, completely immersed in nature. The site I want to use is perfect. It is on the outskirts of Weston, with easy access by foot, car and public transport. Most forest pre-schools are in the countryside and can be hard for some families to reach. This site is unique as children from all backgrounds will be able to attend. In 2018, the 'End Child Poverty Coalition' revealed that more than 4,500 children live in poverty in Weston. When children live in poverty, they do not get the same opportunities as others. I want to give these families the opportunity to attend the forest preschool.

We all know the positive impact of being outdoors. It reduces anxiety, provides a sense of freedom, develops a sense of belonging and reduces stress. For children, when they are completely immersed in the outdoor environment, their learning and development is so much greater than when indoors.

The Covid pandemic is having a huge impact on everyone. The mental health and wellbeing of children is a real concern and we, as adults, need to recognise this and help them recover. We all need to 'heal'. Nature and its multi-sensory qualities support regulation in children, it enables them to calm themselves, refocus and think clearly. It has such a positive impact on brain development. Children tune in to their environment, because they instinctively know that nature can help them mentally, spiritually and physically. The forest preschool will offer the perfect environment for recovery.

The children will develop and learn outdoors, through physical, energetic play, In the UK, one in five children are obese before they start school. This is due to inactivity and poor diet. Our preschool will give children lots of exercise and fresh air in their lungs and alongside this we can educate families on healthy diets.

I want to inspire the children to 'want to' care for their natural environment. It is their world. As David Attenborough says, 'the world belongs to young people' so we need to educate the next generation so that they can make a difference. The forest pre-school will enable children to learn how special and important the ecosystem is. We will protect the wildlife, observe the bats, badgers and other mammals on the site. We will encourage flora growth for these animals and mammals to flourish. The environmental impact will be a positive one. The learning will never be forgotten by these children.

This unique forest school pre-school will have a positive lifelong impact on everyone that attends, and it could not have come at a better time.

20/P/1629/FUL – 18 OAKSEY GROVE

Objection on behalf of the Oaksey Grove Residents.

Every resident in the vicinity of the nursery has objected to this application which must be rejected or at the very least deferred pending a proper assessment post-Covid. An unprecedented 26 objections received – every single resident.

This application does not comply with the following policies:

DM69:

This proposal is out of keeping with the location. This is a considerable expansion creating a much larger commercial property which would exacerbate existing traffic and parking problems, prejudicing the living conditions of residents, affecting the anxiety and mental health of some. We have had enough. This is not fair on the residents.

DM24:

In my professional opinion as a Transportation and Highways Engineer with 30+ years experience, Oaksey Grove suffers from an already dangerous level of traffic. Proper consideration has not been given to this being a cul-de-sac which is not designed for its current level of traffic, let alone any increase. The nursery access off the turning area where every single car turns around is dangerous. This proposal prejudices highway safety, exacerbates existing problems and is dangerous.

The red-line plan submitted with the planning application is inaccurate, deliberately not including the site access as this is not fully within the applicants' ownership and is only a narrow constant width driveway. This access is unsuitable and dangerous.

CS11 & DM28:

The parking prejudices highway safety and has an unacceptable impact on on-street parking.

The highways assessment does not consider Covid. This road has never been quieter than at the moment during Covid. The Council parking survey considered there was sufficient parking except for a short period. In other words it is borderline acceptable during Covid and by extension not sufficient post-Covid.

The additional parking spaces shown on the application are pre-existing and started being used by existing staff in an attempt to fudge the parking surveys. There is no space for any additional parking spaces.

The turning circle on the site plan is unachievable. This has not been properly assessed and is impossible to achieve. The space does not exist as it is now taken up with staff parking.

DM32:

The case officer has incorrectly applied the 21m rule which deals with residential-to-residential overlooking rather than commercial-to-residential. Frosted windows should be provided to all overlooking windows.

The proposals also do not comply with **DM26 (Travel Plans)** or **DM33 (Inclusive access)**.