

**BROXBOURNE BOROUGH**

**PROPOSED NEW AND REPLACEMENT CAR PARKING AT RYE PARK  
NURSERY SCHOOL, WALTON ROAD/WHITTINGSTALL ROAD, HODDESDON**

Report of the Director of Environment

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Local Member:- J R Morton

**1. Purpose of Report**

To consider planning application ref. 7/0059-03 for new and replacement car parking at Rye Park Nursery School, Walton/Whittingstall Road, Hoddesdon.

**2. Summary**

- 2.1 The application is for a new 17-space car park on land currently laid as grass at Rye Park Nursery School. This parking area would include replacement spaces for the four spaces that will be lost due to development on the adjacent former Rye Park Infants School site. An outline application for residential development was granted planning permission by Broxbourne Borough Council at the Planning and Licensing Committee on 18 February 2003.
- 2.2 The additional 13 spaces to be provided on the school site would be for staff use only. The number of overall parking spaces on the site would thus increase from 22 to 35.
- 2.3 Access to this new car park will be from an existing access to the school site via Whittingstall Road. The proposal does not involve the felling of any trees.
- 2.4 Broxbourne Borough Council has raised no objection to the site being converted into parking spaces however; they do have concerns regarding increased traffic on Whittingstall Road especially as there is already a congestion problem and suggests that an alternative be considered.
- 2.5 The principal consideration in terms of impact on local amenity resulting from this proposal would be that of on-street parking and access to the site.

### **3. Conclusion**

- 3.1 It is considered that as the new car parking provision would be for existing staff only the level of traffic generation would not exacerbate the existing parking problems in Whittingstall Road sufficiently to warrant refusal.
- 3.2 The report concludes the Director of Environment should be authorised to grant planning permission subject to appropriate conditions in respect of the provision of a School Travel Plan and a restriction of the use of the parking spaces to staff only.

## 1. Description of the site and proposed development

- 1.1 The application proposes a new 17-space car park on underused land currently laid as grass at Rye Park Nursery School. This parking area would include replacement spaces for the four spaces that would be lost due to development on the adjacent former Rye Park Infants School site. Broxbourne Borough Council granted an outline application for residential development 18 February 2003. The additional 13 spaces to be provided would be used by the existing staff with parents utilising the shared car parking on Walton Road. The number of parking spaces on the site would thus increase from 22 to 35.
- 1.2 Access to this new car park would be from an existing access to the school site via Whittingstall Road, which is not regularly used at present. The proposal does not involve the felling of any trees.
- 1.3 The new car park will not physically detract from the area being alongside the existing school building and is partially screened by the existing trees. The only policy designation within Borough of Broxbourne Local Plan Second Review 2001-2011 First Deposit April 2001 is for residential purposes (Policy H3 (ii)) – Short term Housing Allocations 2001-2005.
- 1.4 In the surrounding residential area there is an existing private nursery on the corner of Walton Road, which traffic moves to and from. Walton Road is the principal road used by parents to access the existing parking area for dropping off and collecting children.

## 2. Consultations

- 2.1 Broxbourne Borough Council - has no objections to the site being converted into parking spaces. However, they are concerned about the access to the site along Whittingstall Road as there are existing congestion problems and these may be exacerbated. The Council proposes that an alternative means of access to the site should be considered or improvements to Whittingstall Road such as the provision of parking bays.
- 2.2 Hertfordshire County Council as Highway Authority – recommends that if planning permission is to be granted, the following condition should be attached:  
  
‘Within nine months of the granting of permission for the proposed new and replacement car parking, a School Travel Plan shall have been submitted to and approved in writing by the Planning Authority’.  
  
The reason for this is to assist in the promotion of sustainable transport policies of the County Structure Plan and in accordance with PPG13.
- 2.3 Environment Agency – has no comments on the application.
- 2.4 TRANSCO – The Company has a plant in the vicinity, which may be affected by this proposal. They state that the applicant would need to provide further

details of the proposal under the terms of the NRSWA 1991 before commencing work.

2.5 Thames Water – Has no objection to the planning application.

2.6 A total of 18 properties were consulted on the application and 9 letters of objection have been received. Two petitions have been received with a total of 81 unique signatures. The main issues of concern can be summarised as:

- objections to access from Whittingstall Road;
- extra traffic will exacerbate existing congestion overcrowding problems;
- objections to undesirables in the area;
- close community deteriorating as area becomes more built up;
- small private ‘unmaintained’ road unsuitable to take further traffic;
- concern that the new parking facilities will eventually be used by parents and/or residents of the proposed flats;
- existing parking problems in Whittingstall Road leading into Woodmill Mews for residents would be made worse especially as there are cars converging on Whittingstall Road for parents to drop off and collect children at the private nursery at the corner of Walton Road;
- larger vehicles, emergency vehicles and refuse collectors have difficulty getting down the road at present;
- 17 spaces are proposed yet only 4 will be lost at the front car park;

### **3. Planning Considerations**

3.1 The principal issue to be taken into consideration in determining this application is the traffic generation and parking provision for local residents in Whittingstall Road and Woodmill Mews;

3.2 The proposal recognises the need to provide replacement parking spaces to accommodate staff resulting from the loss of four spaces that will ultimately be occur through the development of flats on the former Rye Park Infants School site, located at the north side of the nursery building. Additional parking is also included within this application alongside the replacement spaces to provide for all existing staff parking. At present there is an existing vehicular access onto this part of the school site, although the gates are currently kept locked. The road leading to this point of access suffers from congestion due to on-street parking, as there is insufficient space for all of the residents to park cars comfortably outside their own property. However, this proposal would not exacerbate this problem within the local area as staff would generally only arrive and leave at the beginning and end of the school day.

3.3 Concern has been raised regarding the future use of the remaining school buildings as a day-care centre and it being linked to the proposed new car parking. However, to date no information has been provided in respect of this and as such cannot be considered as part of this application. Any future

proposals for additional facilities on the site would need to be considered on their merits as and when an application is submitted.

#### **4. Conclusions**

- 4.1 The proposal seeks to provide replacement car parking for the loss of four spaces from the main school car park and also to free up spaces for visitors currently being occupied by staff. The proposal would take the opportunity to make use of an underused area of land at the rear of the school building that takes access off Whittingstall Road. Although the car park would generate additional traffic on Whittingstall Road in the morning and evening when staff arrive and leave this would not contribute to the existing problems of on-street parking in the area.
- 4.2 It is therefore considered that the Director of Environment should be authorised to grant planning permission subject conditions in respect of the preparation of a School Travel Plan and the parking spaces being restricted to staff only.

#### **5. Financial implications**

- 5.1 There are none for this Committee.

#### **Background information used by the author in compiling this report**

Planning application reference 7/0059-03

Consultation responses and representations received in response to the planning application

Hertfordshire County Structure Plan Review 1991-2011

Borough of Broxbourne Local Plan Review 1994

Borough of Broxbourne Local Plan Second Review 2001-2011 First Deposit April 2001

