

Altman, Rebecca

Subject: FW: F/22/94241 & F/22/94242 - Land adjacent to Boorley Park Primary School, Nairn

From: Deputy Clerk <deputyclerk@botley-pc.gov.uk>

Sent: 27 January 2023 11:56

To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>

Subject: F/22/94241 & F/22/94242 - Land adjacent to Boorley Park Primary School, Nairn

The Planning & Highways Committee has discussed this application and agreed the following comment:

F/22/94241 & F/22/94242 - Land adjacent to Boorley Park Primary School, Nairn

OBJECT

Members of the committee support the need for a nursery in the area but objected to the current plans. The committee felt that the objections raised in the previous application F/19/85348 were largely the same.

Design

- Members felt the previous design of the building under application F/19/85348 were dull and utilitarian, lacking in visual dynamism and interest. However, this design appears to have gone backwards and is extremely bland.

Parking and traffic

- The access road to the site is too narrow for the amount of cars/people that would be looking to use the service, especially when taking into account the school users already using this same road.
- As the car park is a dead-end, there is no natural flow for the traffic, leading to increased congestion and a lack of safety for parents and children walking into the space.
- Car parking in the surrounding area for the school is already poor with unsafe parking on the main road.
- Given the increased amount of pedestrians and cars in a road that does not allow sufficient space, this will have a knock of effect and inconvenience for residents in the area.
- Insufficient parking for both staff and parents given the number of places on offer at the nursery. It appears there are only 5 drop off spaces for the entire site.
- Insufficient space for vehicles turning (including delivery vehicles and refuse trucks).
- Committee members wanted to see greater consideration given to the traffic control, including the use of pedestrian-controlled traffic lights, potential school crossing patrol officer, 20 mph zone, traffic calming and parking restrictions such as double yellow lines

Parcel of land to the south of the application site

- There is no explanation within the documentation as to future use of the parcel of land to the south of the application site. Members requested that either the applicant or the development consortium should be asked to clarify the intended future use of this land.

Surface water and SUDS

- It is suggested that this proposal will only require 1 additional tank. Members are already concerned about the capacity of the current system and feel this will only add more to a system that is already overloaded.

Given the above comments, this matter has already been referred to HEWEB LAC by Cllr Kyrle and Cllr Kinloch.

Kind regards

Debbie Case
Deputy Clerk