

**acorus**<sup>®</sup>



**Proposed Change of Use  
Of Dwelling to Use  
As Day Nursery**

PREPARED FOR

**Robyn Curley, Zia Culey and  
Mike Adams  
Wing Hall  
Wing Hall Drive  
Wing  
LE15 8RQ**

**August 2023**

**PREPARED BY**

**BRIAN BARROW BSc (Hons) MRICS**  
Rural Planning  
Acorus Rural Property Services Ltd  
Old Market Office  
10 Risbygate Street  
Bury St Edmunds  
Suffolk, IP33 3AA

**DIRECT LINE:**

**07774 972627**

**EMAIL:**

**[brian.barrow@acorus.co.uk](mailto:brian.barrow@acorus.co.uk)**

## 1. INTRODUCTION

This report has been prepared at the request of Mrs Robin Curley and her daughter and son in law of Wing Hall, Wing Hall Drive, Wing, Rutland, LE15 8RQ to outline the facts considered relevant to the change of use of a dwelling adjacent to the main house at Wing Hall into e daycare nursery.

## 2. BACKGROUND

Wing Hall extends to 93 hectares (230 acres) of garden and fields which surrounds the Manor house which was built in 1891. Wing Hall is situated on the edge of the village, with the site overlooking woodland and agricultural fields. It is located between Oakham and Uppingham and is approximately 2 km from Rutland Water.

The formation of lakes for angling was applied for and approved in July 1993, customers for which made use of a campsite which was started in the late 1970's.

Over the years the site has modernised and evolved to provide enhanced facilities for visitors to the campsite including a shop/deli, fishing lakes, modern shower facilities and a restaurant.

The property is owned by Mrs Robyn Curley, however her daughter and son in law, Zia and Mike Adams rent the land on a Farm Business Tenancy. Since taking over the tenancy Zia and Mike have planted 700 metres of new hedges, with plans for an additional 1,000 metres of hedging and some tree planting.

The land is currently in the process of being converted to organic status.

## 3. PROPOSAL

Zia has a team of employees who are Level 3 and 6 qualified in childcare. She has been trying to set up a children's nursery at the village hall in Wing, however they are unable to provide as many hours as required in order to make the nursery viable. Currently they can only offer 2 days a week from 7.30 am to 5 pm, whereas 5 days a week from 7.30 am – 6 pm are required.

There is an empty 2-bedroom dwelling on the Estate at Wing Hall and it is proposed to convert this into a nursery facility.

### DISCLAIMER

**This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.**

The nursery will have all necessary facilities for up to 20 children from the ages of 2 – 5 years of age, including 2 open plan nursery areas, toilet and handwashing facilities, staff room/office with sink, staff WC and a rear covered porch and open courtyard area for outdoor play.

Car parking will be provided for 4 cars and the nursery will be accessed through a covered passageway to provide safety for the children. To the front of the property is a driveway/courtyard area.

Children will be able spend time on the farm in the forest school run on the farm. The nursery will be outdoor focused to give children an education in nature as well as providing the necessary indoor learning required. The location of the nursery has the benefit of allowing children to walk to and from the farm/forest school without going on the road.

Children attending the nursery will be from surrounding villages and Uppingham / Oakham.

The nursery will be rated by OFSTED.

Attached at appendix 1 is a report Rutland County Council that highlights the lack of childcare provision in the area, the site sits in the middle of a huge void it would appear.

#### 4. PLANNING POLICY

National planning policy is contained within the NPPF as follows:-

*“The purpose of the planning system is to contribute to the achievement of sustainable development.*

*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) ***an economic objective*** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) ***a social objective*** – to support, strong vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well being; and
- c) ***an environmental objective*** – to contribute to protecting and enhancing our natural, built

*and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

**Paragraph 10** states that “So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

**Paragraph 84** ‘Supporting a Prosperous Rural Economy’ states:-

*Planning policies and decision should enable:-*

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings;*
- b) *the development and diversification of agricultural and other land based rural businesses....*

**Paragraph 93**

*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:-*

- a) *plan positively for the provision and use of shared spaces, communities facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.....*

**Paragraph 95.** *It is important that a sufficient choice of school spaces is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, position and collaborative approach to meeting this requirement and to development that will widen choice in education. They should:-*

- a) *give weight to the need to create, expand or alter schools through the preparation of plans and decision on applications.....*

## **5. PLANNING COMMENTS**

This application is for the change of use of an existing dwelling to a children’s day nursery.

Since the start of the pandemic there has been a shortage of early years provision, which is often felt more strongly in rural areas. Day nurseries were historically classified within Use Class D1, non residential institutions which included health centres, clinics, day nurseries/ creches, training or education centres (including schools), art galleries, museums, libraries, halls, churches/ places of worship. This meant that a nursery could be run from another non residential institution without the

need to change the use.

In 2020 the Government changed the use classes of creches, day nurseries and day centres to Use Class E (f) a commercial, business and service use. This meant that nurseries could no longer be run from other non residential institutions without applying for a change of use.

There are however various permitted developments that allow change to nurseries but not from residential.

Although in this instance the building to be used for conversion is a residential dwelling, the change of use to a day nursery is supported by the government generally.

Attached with his application is a report from Rutland County Council which highlights the lack of childcare provision in the area, and with the introduction in the 2023 budget of working parents of all children over the age of nine months being entitled to free 30 hours of childcare this situation is only going to get worse.

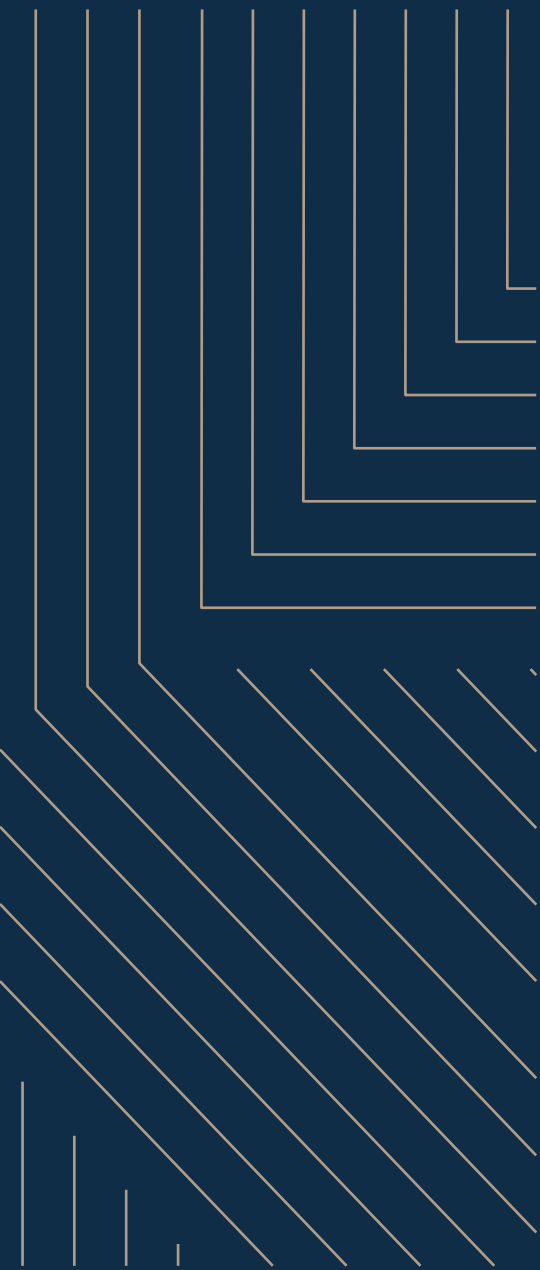
The existing dwelling is empty and the use as a day nursery will assist in diversifying the rural businesses, supporting the viability, as well as providing an essential service.

Works to the building are internal and will provide all facilities required with a pre school nursery and will be OFSTED inspected and rated.

It is likely that the arrival and departure of children will be staggered, and parking provision will be provided for up to 4 cars. There is plenty of room on site anyway given the caravan and camping use.

A major benefit of the location of the nursery is the access to outdoor learning on the farm and a forest school, which can be reached from the nursery on foot without having to walk on the road.

The proposal is sustainable, it is making use of an existing building with minor alterations, it will assist with viability of the existing businesses on site and will provide a much needed social service in an area where childcare provision is lacking.



**acorus<sup>®</sup>**

[www.acorus.co.uk](http://www.acorus.co.uk)