

3 Shaftesbury Avenue **21/00085/FUL**

Change of use from single dwelling to registered nursery. Reinstatement of use as a nursery granted on appeal (99/0471/W) in 2000, subsequently approved for 40 children (11/00870/FUL) and finally approved for 50 children (14/01680/FUL). This use was taken up but ceased at the end of 2017 (when the operator's manager moved away from the area).

Highfield Residents' Association fully supports this Application for change of use to revert to a registered day-care Tiny Stars Nursery.

HRA considers that the appellant has made an excellent case for the reinstatement of the facility including consideration of disadvantaged families, full and part time care and the innovative inclusion of a drop-in crèche facility for shorter periods of care.

Although it is anticipated that a majority of parents would walk their children to the nursery, accessibility by public transport, proximity to local shops, offices and the University, the availability of on-street short term parking (for drop-off and pick-up), cycle storage and the option of a pick-up/drop-off service have all been considered positively and demonstrate that the appellant has a robust plan for such child care facilities.

Finally, the nursery would be fully registered and serve many more families with a much needed service, instead of providing rooms for a small number of HMO tenants.

Highfield Residents' Association therefore calls on the Council to approve the application for change of use.

Barbara Claridge

HRAHonSec – Planning Group

For the attention of Anna Coombes

Highfield Residents' Association

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