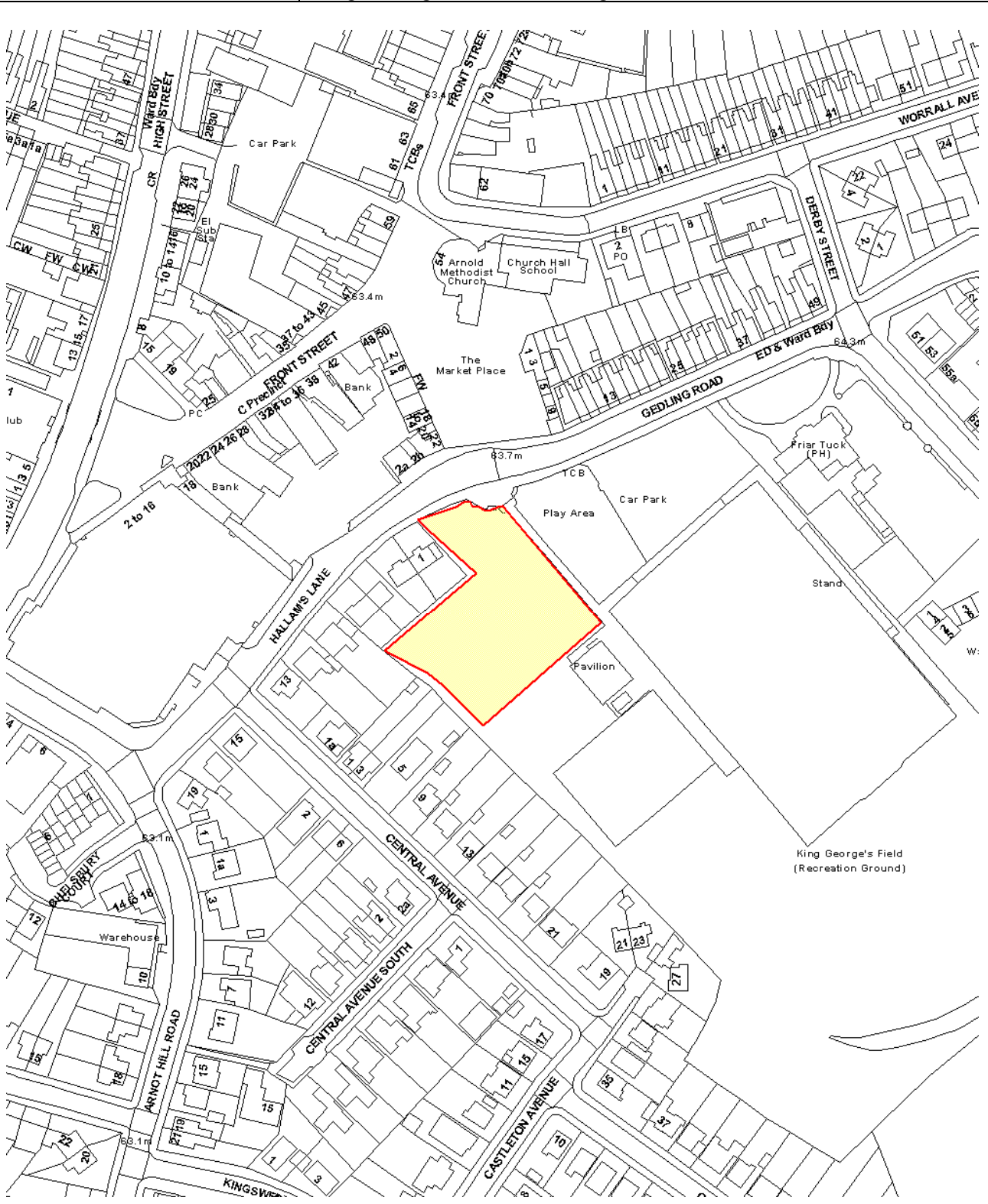


# Planning Report for 2013/0336

Location : King Georges Field Gedling Road Arnold



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site  
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**APPLICATION NO:** 2013/0336

**LOCATION:** King Georges Field Gedling Road Arnold Nottinghamshire

**PROPOSAL:** Retention of play equipment, specifically the 'Crows Nest' and the 'High Volume Unit'

**APPLICANT:** Mrs Jane Richardson

**AGENT:**

This application has been made by Gedling Borough Council to be considered at Planning Committee on 29<sup>th</sup> May 2013.

### **Site Description**

The application site relates to part of the King George V Recreation Ground, an area of Public Protected Open Space as indicated on the proposals map of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008). The site adjoins the rear boundaries of residential properties on Gedling Road to the north and the rear gardens of properties on Central Avenue to the southwest. The boundaries to the rear boundaries of these properties are defined by mature hedges and fencing. The southeast and northeast boundaries of the site adjoin the corresponding recreation ground. The play equipment has already been installed on site and is fenced off and not in use.

### **Proposed Development**

Full planning permission is sought for the retention of play equipment, specifically the 'Crows Nest' (climbing frame) and the 'High Volume Unit' (slide and climbing frame).

The two items of equipment are part of a larger play area development that has been installed under the provisions set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Part 12 and did not require planning permission. Planning permission is required for the 'Crows Nest' and 'High Volume Unit' given that the maximum heights of the apparatus are above 4 metres in height.

Specifications: -

Juke Box – High Volume 7 (Plastic Slide)

- Footprint dimensions – 13.2 metres x 9.2 metres
- Maximum Height – 4.9 metres

Crows Nest

- Footprint dimensions – 3.75 metres x 2.53 metres
- Maximum height – 5.01 metres

### **Consultations**

**Planning Policy** – The statutory consultation period for representations is until 21<sup>st</sup> May 2013 and any consultation responses will be reported verbally at Committee.

**Public Protection** – The statutory consultation period for representations is until 21<sup>st</sup> May 2013 and any consultation responses will be reported verbally at Committee.

Neighbouring Properties were notified and a Site Notice posted. The statutory consultation period for representations is until midnight 29<sup>th</sup> May 2013 and any consultation responses will be reported verbally at Committee.

### **Planning Considerations**

The main planning considerations in the determination of this application are whether the proposal would have any material impact on the character and appearance of the site and the wider locality and whether the proposal would have any material impact on neighbouring amenity.

The main planning policy guidance comes from Policies ENV1 and R1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

Policy ENV1 (Development Criteria) states: -

Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:-

- a. it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- b. it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated;
- c. development proposals are to include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles. In this regard, particular attention will be paid to the needs of disabled people, cyclists, pedestrians and people with young children;
- d. it incorporates crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, defensible space and well considered layouts and landscaping;
- e. it does not prejudice the comprehensive development of a development site, and
- f. it incorporates best practice in the protection and management of water resources.

The application site is also designated as protected public open space and therefore Policy R1 (Protection of Open Space) could be considered relevant in this instance.

Policy R1 states inter alia: -

Planning Permission will not be granted for development on land that is used, or was last used, as open space.

Exceptions to this policy will be allowed where one of the following conditions are met: -

- the development would enhance or improve the recreational or sporting potential or quality of the site.
- the proposed development is ancillary to the use of the site as a playing fields and would not adversely affect the quantity or quality of pitches or their use.

I note that whilst the height of the 'Crows Nest' (climbing frame) is 5.01 metres, the height of the platform for children to occupy is 2.75 metres from ground level. There is a minimum distance of 10.9 metres to the nearest neighbouring boundary (1 Hallam's Lane) and 20 metres to the rear elevation of this residential property. Within the recreation ground close to the boundary with 1 Hallam's Lane is a large mature tree

which is situated between the apparatus and boundary fence. The positioning of this tree in my view would reduce any potential overlooking impact onto 1 Hallam's Lane. Given existing established mature trees and fencing along other neighbouring boundaries it is my opinion that the proposal would have no adverse overlooking impact on neighbouring residential amenity.

The development has the potential to increase the amount of noise experienced by neighbouring properties. However, given the current use of the site for recreational purposes and that the 'Crow's Nest' (climbing frame) and 'High Volume Unit' (slide and climbing apparatus) are the only pieces of equipment that need permission it is my view that the proposal would not give rise to any undue additional noise.

I am also satisfied that the proposal would have no undue impact on the character or appearance of the site and the wider area.

In terms of Policy R1 (Protection of Open Space) I am satisfied that the proposal would enhance and improve the recreational potential and quality of the site and in addition the proposal would be ancillary to the main established use of the site.

I am therefore satisfied that the proposed development is in accordance with the above policies and therefore recommend that planning permission be granted.

**Recommendation: GRANT PLANNING PERMISSION**, subject to the following conditions:

### **Conditions**

1. The development hereby permitted shall be retained for the life of the development in accordance with the details set out on the plans received on the 27th March 2013, together with the plans received on 27th March 2013 drawing no's: PG73 B-07 and PG73 B-06a.

### **Reasons**

1. For the avoidance of doubt.

### **Reasons for Decision**

In the opinion of the Borough Council the proposed play equipment apparatus are visually acceptable and would have no undue impact on neighbouring residential amenity or the locality in general. The development therefore complies with Policies ENV1 and R1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2008.