

Report to Planning Committee

Application Number: 2018/0100

Location: Arnot Hill Park Nottingham Road Arnold
Nottinghamshire

Proposal: Installation of climbing unit in existing playground

Applicant: Gedling Borough Council

Agent:

Case Officer: Deirbhile Blair

1.0 Background

1.1 This application is being referred to the Planning Committee because the land is owned by Gedling Borough Council.

2.0 Site Description

2.1 The application site comprises an existing playground area within Arnot Hill Park, Arnold. Gedling Borough Council offices are located to the south east and Arnot Hill House, a Grade II Listed Building is located east of the application site.

2.2 The site is located within an area identified as protection of open space in the Gedling Borough Council Replacement Local Plan.

3.0 Relevant Planning History

3.1 2003/0268 – Planning Permission was granted to refurbish the existing play area.

4.0 Proposed Development

4.1 The proposal seeks Planning Permission to install a new climbing unit in the play area.

4.2 The new climbing unit would replace the existing climbing unit and would have a maximum height of 5.2m, 10.5m in width and 9m in length. It would be sited within the existing playground area.

5.0 Consultations

5.1 A Site Notice has been posted and no letters of representation have been received as a result.

6.0 Relevant Planning Policies/Planning Considerations

6.1 The main planning considerations in the determination of this application are the impact of the proposal on Arnot Hill Park. I am satisfied that there are no highway safety implications arising as the proposal would not affect the existing highway network or the parking area associated with Arnot Hill Park. There are no residential properties in close proximity to the application site.

6.2 The following policies are relevant to the application:

6.3 National Planning Policy Framework

- Part 7 – Requiring good design

6.4 Gedling Borough Council Aligned Core Strategy 2014

- Policy 10 – Design and Enhancing Local Identity
- Policy 13 – Culture, Tourism and Sport
- Policy 16 – Green Infrastructure, Parks and Open Space

6.5 Gedling Borough Council Replacement Local Plan 2014:

- ENV1 – Development Criteria
- R1 – Protection of Open Space
- R2 – Accessible Public Open Space

6.6 Policy R1 of the Replacement Local Plan states planning permission will not be granted for development on land that is used as open space. An exception to Policy R1 includes; where development would enhance or improve the recreational or sporting potential or quality of the site. Additionally, in accordance with Policy R2 of the Replacement Local Plan, the development should not adversely affect access to the protected open space.

6.7 Most recently, the Local Planning Document Publication Draft (LPD) has been in preparation, published and subject to examination.

6.8 Paragraph 216 of the NPPF sets out that from the day of publication, weight may be given to relevant policies in emerging plans depending on how advanced the Plan is and whether there are extant objections. At the present time, it is considered that the following LPD policies are relevant and may be given moderate weight as there are no unresolved objections:

- LPD20 – Protection of Open Space (moderate weight)
- LPD32 – Amenity (moderate weight)

6.9 I am satisfied that the development would provide further recreational facilities within Arnot Hill Park and would add to the wider recreational purpose of Arnot Hill Park.

- 6.10 I am also satisfied that whilst the climbing unit as shown on the plans would be fairly large in scale I do not consider, given the siting of the unit there would be any undue impact on the surrounding area and the open space would be maintained. I also note that that the proposal climbing unit would replace the existing play unit which is of similar design and scale.
- 6.11 Given the above considerations, I am satisfied that the proposed development would have no undue impact on Arnot Hill Park, the open space, the amenity of nearby residential properties or on highway safety. In my opinion, the proposed development accords with Saved Policies ENV1, R1 and R2 of the Gedling Borough Replacement Local Plan, Policies LPD20 and LPD32 of the Local Planning Document Publication Draft (LPD), as well as the NPPF and Gedling Aligned Core Strategy. It is therefore recommended that planning permission be granted.

7.0 Recommendation: That the Borough Council GRANTS FULL PLANNING PERMISSION, subject to conditions

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted plans and Design and Access Statement received on the 31st January 2018.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 and R1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no undue impact on neighbouring residential amenity or the locality in general. The proposal would enhance and improve the recreational and sporting potential or quality of the site and the wider area. The development therefore complies with Policies ENV1 and R1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), Policies 10 and 16 of the Aligned Core Strategy (September 2014), Policies LPD20 and LPD32 of the Local Planning Document Publication Draft and advice contained with the NPPF.

Notes to Applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.