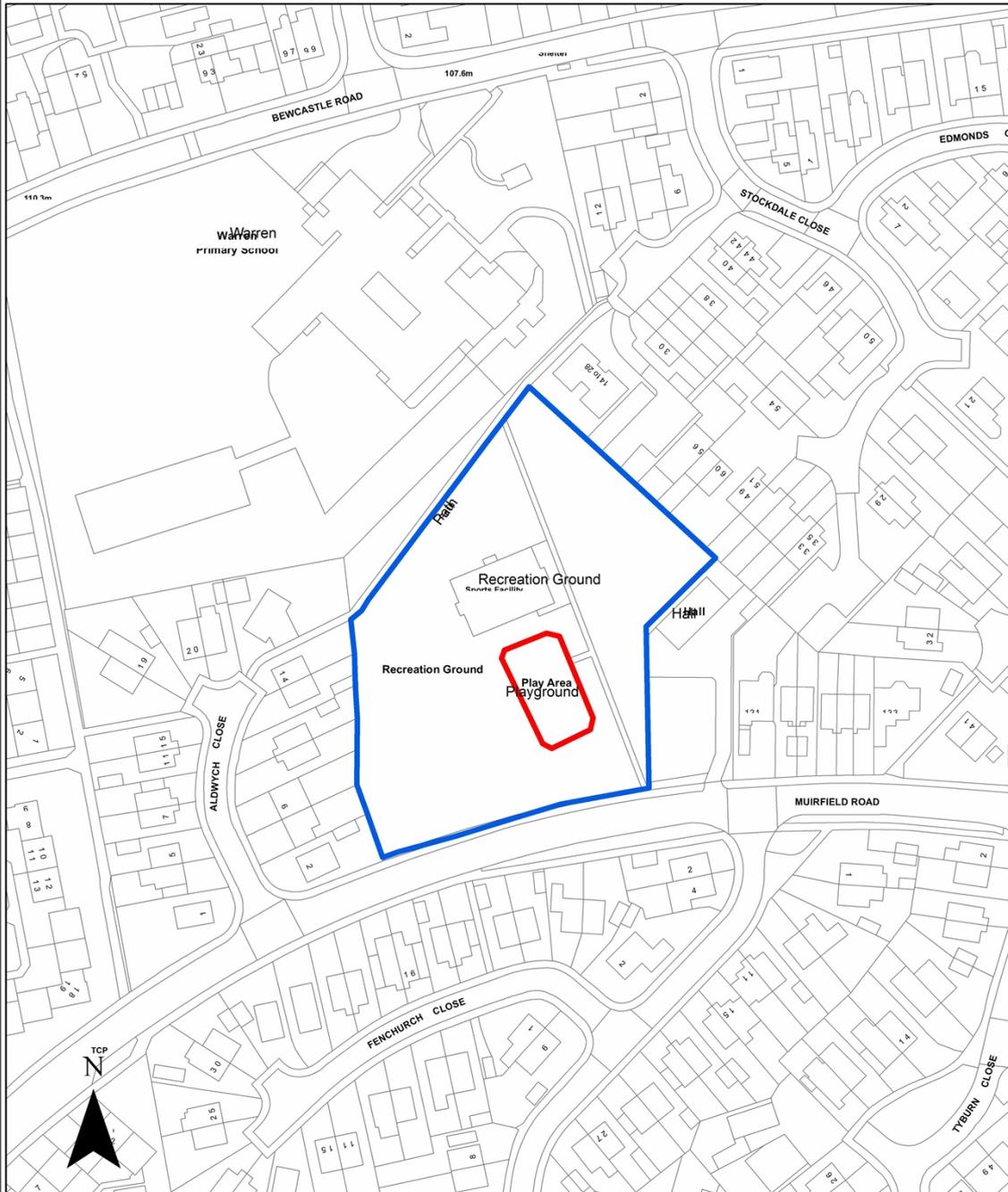


1:1,250

Recreation Ground Muirfield Road



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. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright. Licence No LA100021248. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

## Report to Planning Committee

**Application Number:** 2019/0549

**Location:** Recreation Ground Muirfield Road Bestwood.

**Proposal:** Installation of a climbing unit in the play area.

**Applicant:** Gedling Borough Council

**Agent:**

**Case Officer:** Paula Daley

### **1.0 Background**

1.1 This application site is within the ownership of the Borough Council and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.

### **2.0 Site Description**

2.1 The application site comprises an existing playground area within the Muirfield Road Recreation Ground in Bestwood. The existing playground is enclosed by 1.5m high metal railings and incorporates a number of play equipment.

2.2 The site is located within an area identified as protection of open space in the Gedling Borough Council Replacement Local Plan. To the North of the site is the Warren Primary School with residential properties to the north-east, south and west of the site. Immediately adjacent to the eastern boundary is the Warren Hill Community Church.

### **3.0 Relevant Planning History**

3.1 2016/0169 - Replace existing playground with new play equipment, outdoor gym equipment and installation of multi-use games system. Playground area will be extended beyond fence with equipment for older children. Conditional consent.

### **4.0 Proposed Development**

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

4.2 All of the play equipment within the park is proposed to be replaced. This application relates to a new climbing unit proposed to be installed within the

park that would have a maximum height of 5.2m, 10.2m in width and 8.8m in length. The replacement of the other equipment does not need planning permission.

## **5.0 Consultations**

5.1 A Site Notice has been posted and neighbours have been consulted. 1 letter was received as a result. Comments were as follows:

- Requesting further information regarding the the size and location of this equipment.
- Since the MUGA (basketball court/football area) was installed, the noise levels from children constantly and loudly banging balls against the wire cage of the MUGA has impacted upon noise levels within the garden. Concern this will be increased further with additional substantial paying equipment.

## **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 Muirfield Road Recreation Ground. I am satisfied that there are no highway safety implications arising as the proposal would not affect the existing highway network. There are residential properties adjacent to the wider recreation ground therefore the impact on amenity is a material consideration.

6.2 The following policies are relevant to the application:

### **6.3 National Planning Policy Framework**

- Part 8 – Promoting healthy and safe communities
- Part 12 – 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 Local Planning Document (Part 2 Local Plan)**

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

- Policy LPD20 – Protection of Open Space*
- Policy LPD 32 - Amenity*

6.6 Policy LPD20 of the Local Planning Document states planning permission will not be granted for development on land that is used as open space. An exception to this includes; where development would enhance or improve the recreational or sporting potential or quality of the site. Additionally, in accordance with Policy LPD20 the development should not adversely affect access to the protected open space.

- 6.9 Precise details of the size and appearance and the climbing unit have been provided. I am satisfied that the development would provide further recreational facilities within Murifield Road Recreation Ground and would add to the wider recreational purpose of the park enhancing and improving the recreational quality of the site.
- 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 upon visual amenity within the surrounding area and the open space would be maintained.
- 6.11 Residential properties are located adjacent to the wider recreation ground with the closest property being some 35m from the enclosed park area where the climbing frame will be located. The climbing unit is to be located within an existing park area and it is considered that the provision of replacement play equipment would not further impact upon residential amenity than the existing use.
- 6.12 Given the above considerations, I am satisfied that the proposed development would have no undue impact on Muirfield Road Recreation Ground, the open space, the amenity of nearby residential properties or on highway safety. In my opinion, the proposed development accords with Policies 10, 13 and 16 of the Adopted Aligned Core Strategy and Policies LPD20 and LPD32 of the Local Planning Document Publication Draft (LPD), as well as the NPPF and the 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. This permission shall be read in accordance with the application form and elevation details of the climbing frame received 4th June 2019, Site Location Plan received 12th June 2019 and Proposed Equipment Layout Plan drawing reference Q-23378-J7S7-C Rev O received 12th July 2019. The development shall thereafter be undertaken in accordance with these plans/details.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

## **Reasons for Decision**

In the opinion of the Borough Council the proposed development would enhance and improve the recreational potential or quality of the site and would be visually acceptable in the streetscene. The proposal would not result in a significant undue impact on the amenity of neighbouring properties. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 10, 13 and 16 of the ACS (2014) LPD 20 & LPD32 of the Local Planning Document (2018).

## **Notes to Applicant**

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 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.

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](http://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](http://www.groundstability.com).

The applicant is advised that all planning permissions granted on or 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that there is no net additional increase of floorspace as a result of the development.