



Planning Report for 2020/0686



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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Report to Planning Committee

Application Number: 2020/0686

Location: Recreation Ground Breck Hill Road

Proposal: Installation of a childrens climbing unit.

Applicant: Gedling Borough Council

Agent:

Case Officer: Nicolla Ellis

1.0 Background

1.1 This application is referred to Planning Committee to comply with the Councils constitution as the application is submitted by the Council and is on Council land.

2.0 Site Description

- 2.1 The application site comprises an existing playground located within and to the south-west end of the Breck Hill Recreation Ground in Woodthorpe. The existing playground is enclosed by 1.5m high metal railings and incorporates a number of pieces of play equipment.
- 2.2 Adjacent to the playground is a single storey changing room/ sports pavilion with car parking facilities. These are set down from Woodthorpe Drive.
- 2.3 The land forming the Recreation Ground falls towards the north-east and Breck Hill Road where there is a larger area of the open space on a predominantly flat surface which is used for playing activities and has two pitches.
- 2.4 The site is located within an area identified as protected open space in the Gedling Borough Council Local Planning Document (2018). The Recreation Ground is adjoined by residential properties to the north-west and south-east, with Breck Hill Road to the north-east and Woodthorpe Drive to the south-west. Mature trees are present on site towards the boundaries with residential properties.

3.0 Relevant Planning History

- 3.1 2015/1255 - Conditional planning permission was granted in 2015 for the siting of a 20ft shipping container onto an unused area of the recreation ground for storage purposes.
- 3.2 77/1224 – Planning Permission was granted for change of use of former quarry to open space for recreational purposes.
- 3.3 2001/0397 – Planning Permission was granted to construct new sports pavilion with changing rooms and club room.
- 3.4 2002/1691 – Planning Permission was granted for a new fence line of 2.75m in height.

4.0 Proposed Development

- 4.1 The proposal seeks Planning Permission to install a new climbing unit within the existing play area.
- 4.2 The new climbing unit proposed to be installed within the playground would have a maximum height of 4.3m, 10.1m in width and 8.4m in length. Although the play equipment within the playground is proposed to be replaced, the replacement of the other equipment does not need planning permission providing it does not exceed 4 metres in height or 200 cubic metres in capacity as this would constitute permitted development under Schedule 2 Part 12 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

5.0 Consultations

- 5.1 Neighbours have been consulted and Site Notices have been posted. Three letters have been received from local residents suggesting that off-street parking should be provided for those visiting by car as Breck Hill Road is a busy road that already has parking and traffic issues
- 5.3 Nottinghamshire County Council (Highways) - Any comments received will be verbally reported to Planning Committee.

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 Breck Hill Recreation Ground. 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.

6.7 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 Breck Hill Recreation Ground and would add to the wider recreational purpose of the park enhancing and improving the recreational quality of the site.

6.8 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, that there would be any undue impact upon visual amenity within the surrounding area and the open space would be maintained.

6.9 Residential properties are located adjacent to the wider recreation ground with the closest property being some 56m from the enclosed playground area where the climbing frame will be located. The climbing unit is to be located within an existing playground area and it is considered that the provision of replacement play equipment would not further impact upon residential amenity than the existing use.

6.10 I am mindful of the comments received regarding parking facilities, however the proposal is to enhance existing playground facilities and as such I would not expect the number of vehicles visiting the site to significantly increase so as to have a detrimental impact upon highway safety.

6.11 Given the above considerations, I am satisfied that the proposed development would have no undue impact on Breck Hill 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 (2014) and Policies LPD20 and LPD32 of the Local Planning Document (2018), as well as the NPPF (2019). 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, Design and Access Statement, Site Location Plan deposited on 22nd July 2020 and elevation/plan details of the climbing unit deposited on the 23rd September 2020. The development shall thereafter be undertaken in accordance with these plans and 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

It is considered that the proposed development would enhance the existing Breck Hill Recreation Ground whilst having no undue impact on the Recreation Ground itself, the open space, the amenity of nearby residential properties or on highway safety. The proposal therefore accords with Policies 10, 13 and 16 of the Adopted Aligned Core Strategy (2014) and Policies LPD20 and LPD32 of the Local Planning Document (2018), as well as the NPPF (2019).

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 applicant is advised that all planning permissions granted on or after 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 hereby approved as the development type proposed is zero rated in this location.

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.