



Application Number: 2015/1228

Location: Gedling Country Park, Spring Lane, Gedling, Nottinghamshire.



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:	2015/1228
Location:	Gedling Country Park, Spring Lane, Gedling, Nottinghamshire.
Proposal:	To allow the installation of a climbing unit in the Junior Play area at Gedling Country Park, off Spring Lane, Gedling, Nottingham.
Applicant:	Gedling Borough Council
Agent:	Mrs Jane Richardson
Case Officer:	Alison Jackson

This application is being brought to Committee due to the applicant being Gedling Borough Council.

Site Description

The application site relates to a roughly triangular shaped area of land within Gedling Country Park. This area of land is proposed to be used for the purposes of the junior play area. Gedling Country Park covers an area of approximately 110 hectares. The Country Park already provides recreational facilities such as picnic areas and pathways for walking and cycling.

The car park to the Country Park is accessed from Spring Lane and is sited towards the northern boundary of the Park.

The Park is located within an area identified for the protection of open space in the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

The nearest residential properties are located to the north of the site along Spring Lane.

Relevant Planning History

Planning permission was granted in April 2013, reference 2012/1456, for the creation of a country park on the site for the use of local residents and visitors. The site provides mature woodland tree cover, existing tree planting, conservation grassland, amenity grassland and lagoons/open water areas. A car parking area to serve the country park was proposed from Spring Lane and also from Arnold Lane which was proposed to provide a temporary access into the site. Conditions were attached to this permission, with a number of the conditions making reference to the provision of the Arnold Lane access and proposed temporary car parking area to this access

point.

Planning permission was granted in November 2013, reference 2013/0713, for the creation of a new access road and footpath from Spring Lane leading to a car park which would serve the country park as granted under planning permission reference 2012/1456. The proposed access road into the site from Spring Lane would be in the same position as the access previously approved under planning permission 2012/1456 and a visibility splay would be provided to the proposed access.

Proposed Development

Planning permission is sought for the installation of a children's climbing unit in the designated junior play area within the Gedling Country Park.

Indicative plans and drawings have been submitted with the application showing the type of unit proposed to be erected.

No specific location details have been submitted in regard to the precise siting of the climbing unit other than the fact that it will be located within the red line area forming the application site and the identified junior play area.

Consultations

A site notice has been posted – The statutory consultation period for representations is until 15th November 2015. Any consultation responses will be reported verbally at Committee.

Planning Considerations

The main planning considerations in the determination of this application are the impact of the proposal on the locality and the impact upon the residential amenity of nearby dwellings. 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 the Country Park.

At the national level, the National Planning Policy Framework (March 2012) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development.

The following policies are relevant to the application:

National Planning Policy Framework:

Part 7 – Requiring good design

Part 11 – Conserving and enhancing the natural environment

Gedling Borough Replacement Local Plan (Certain Policies Saved 2014):

ENV1 – Development Criteria

R1 – Protection of Open Space
R2 – Accessible Public Open Space

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

Policy R1 of the Replacement Local Plan states planning permission should 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, and the proposed development shall avoid the erosion of the recreational function and maintain or enhance the character of the open space. Additionally, in accordance with Policy R2 of the Replacement Local Plan, the development should not adversely affect access to the protected open space.

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

I am also satisfied that whilst the climbing unit as shown on the indicative plans could 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.

In this respect, I would suggest that should planning permission be granted a condition is attached requiring the precise details of the proposed climbing unit together with the precise details of the siting of the structure within the junior play area, in order to ensure that the structure is of a satisfactory scale and the open space of the Country Park is maintained.

In addition, whilst the precise siting of the structure within the specified area is unknown and the precise scale of the unit is unknown, given the location of the area in question and the levels of the land at this point, I do not consider that the unit would result in any undue impact on the amenity of nearby properties.

Given the above considerations, I am satisfied that the proposed development would have no undue impact on the Country 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 as well as the NPPF and Gedling Aligned Core Strategy. It is therefore recommended that planning permission be granted.

Recommendation:

To GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be undertaken in accordance with the details as set out within the application forms received on the 12th October 2015, the Design and Access Statement received on the 12th October 2015 and the plans received on the 12th October 2015.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council as Local Planning Authority precise details of the proposed climbing unit, including full dimensions of the unit together with a scaled plan showing the precise siting of the unit within the junior play area. Once these details are approved the development shall be undertaken in accordance with these details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure the scale, design and the siting are the unit is satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2014.

Reasons for Decision

In the opinion of the Borough Council the proposed development would help facilitate a use that would enhance recreational opportunities within the Borough and would not unduly impact upon the amenity of local residents, the visual amenity or character of the area. The proposal therefore accords with the National Planning Policy Framework (2012) and policies ENV1, R1 or R2 of the Gedling Borough Replacement Local Plan (Saved Policies 2014) and the Aligned Core Strategy.

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.