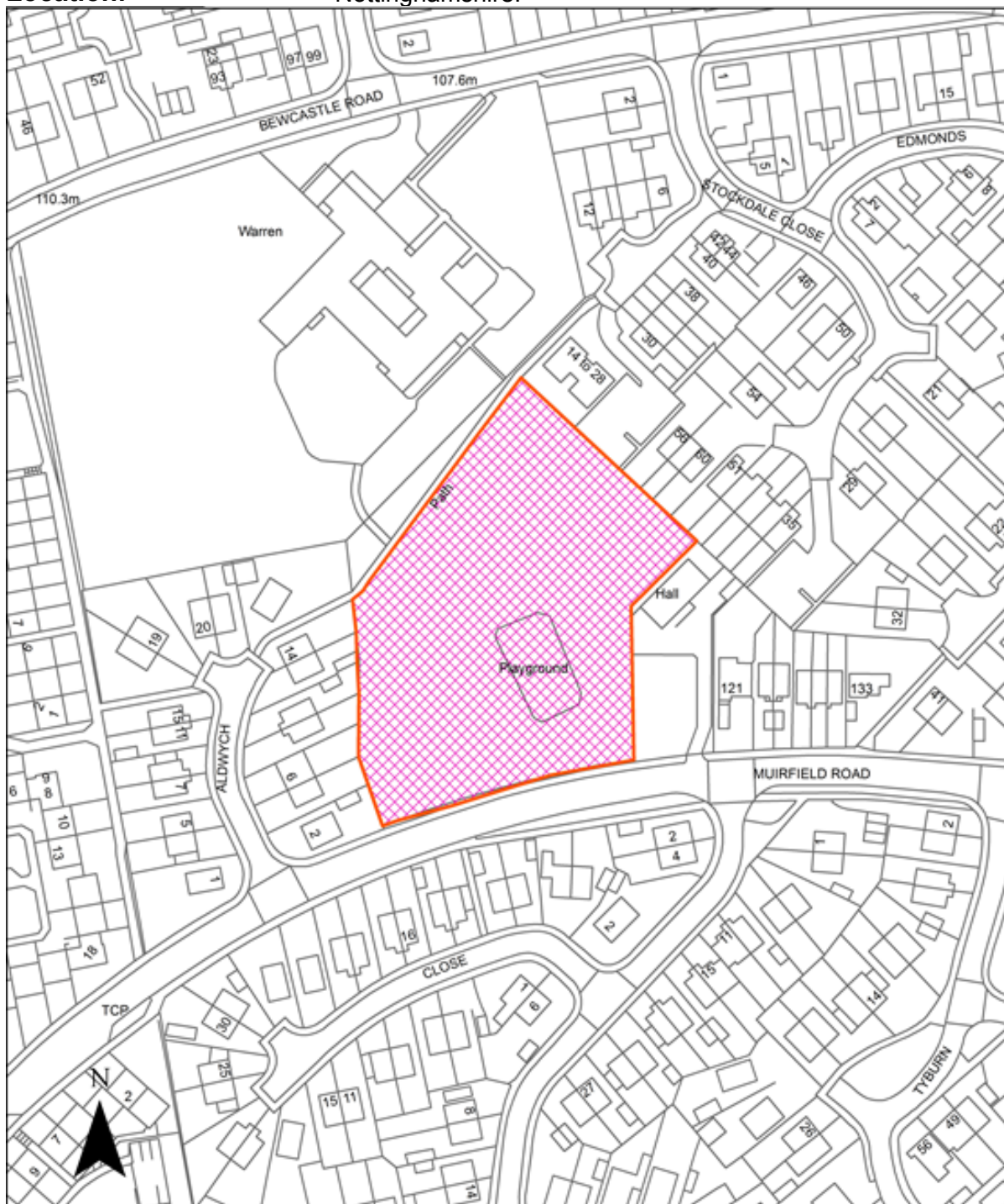




**Application Number:** 2016/0169

**Location:** Recreation Ground, Muirfield Road, Bestwood,  
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. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 100021248  
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## **Report to Planning Committee**

**Application Number:** 2016/0169

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

**Proposal:** 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.

**Applicant:** Mrs Susan Jablonskas

**Agent:** Mr Melvyn Cryer

**Case Officer:** Christina Dinescu

### **Background**

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

### **Site Description**

This application relates to Muirfield Recreation Ground in Bestwood, a public protected open space as defined on the Proposals Map of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

The Recreation Ground is adjoined by residential properties to north-east and west, Warren Hill Community Church to east, Muirfield Road to south and Warren Primary Academy to north-west.

The site is mainly open and grassed; it has a children playground area located towards Muirfield Road which is accessed through a pathway.

No trees are present on site and a high privet hedge delineates the boundary with the community church.

### **Relevant Planning History**

No relevant planning history.

### **Proposed Development**

The proposal seeks Planning Permission for the following:

- To replace the existing children's play equipment with new equipment;
- To extend the play area for older children's play equipment to the west;
- To install five pieces of outdoor gym equipment to the east of the existing pathway and to the north of the children play area;
- To install a multi-use games area to the west of the existing pathway and to the north of the children play area.

The multi-use games area would be formed of a ball court that would have maximum foot print dimensions of 15.0m depth by 24.0m in width and it would be sited to the north of the existing playground area, at a distance of approximately 16.0m.

The new play equipment for older children would be comprised of an aerial runway, a basket swing, a cone climber and a bubble "stand-in" see-saw.

### **Consultations**

Bestwood Parish Council – No comments received to date.

Parks and Street Care - A refurbishment of the Muirfield Recreation Ground play area is due, some of the equipment is now reaching the end of its economic life and the play area would benefit from having some of the older pieces replaced.

The proposal for a refurbishment of the play area, the addition of a MUGA and some outdoor Gym Equipment via a Grant Funding bid would create a much needed facility for local children to use.

A site notice was posted and no letters of representation have been received to date; however the consultation period ends on 14<sup>th</sup> March 2016 and any representations received by then will be reported verbally at committee.

### **Planning Considerations**

In my opinion the main planning considerations in determining this application are the impact on neighbouring amenities, the impact on the Protected Open Space, the visual impact of the proposal, and whether the development would be an essential facility to support sport and recreation.

At the national level the National Planning Policy Framework (NPPF) is relevant. At the heart of the NPPF there is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development, paragraphs 56-68 are particularly relevant to this application and relate to "Requiring good design".

At local level, Gedling Borough Council at its meeting on 10<sup>th</sup> September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The following policy is relevant:

- Policy 10 – Design and Enhancing Local Identity

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plan. The

following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant:

- ENV1 – Development Criteria;
- R1 – Protection of Open Space.

The Government attaches great importance to the design of the built environment. Section 7 of NPPF states inter alia that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people.

Policy 10 – 1 of the ACS states inter-alia that development should be designed to:

- a) Make a positive contribution to the public realm and the sense of place;
- b) Create attractive, safe, inclusive and healthy environment;
- c) Reinforce valued local characteristics;
- d) Be adaptable to meet changing needs of occupiers and the effects of climate change;
- e) Reflect the need to reduce the dominance of motor vehicles.

Policy ENV1 requires development to be of a high standard of design, in keeping with the scale, bulk, form, layout or materials and should not cause unacceptable harm to the amenity of neighbouring residents. In addition Policy ENV1 requires appropriate parking and circulation of pedestrian and vehicles to be made.

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 the development would enhance or improve the recreational or sporting potential or quality of the site.’

I note the proposal is to replace the existing play equipment, to install a multi-use games area and several pieces of outdoor gym equipment. The proposed development can be considered an essential facility to the recreation function of the open space. Therefore, it is my opinion; the proposal would enhance and improve the recreational and sporting potential or quality of the site and the wider area and would comply with the requirements of policy R1.

I am also of the opinion that this proposal would address the need of a wider age-variety of users among the local residents and therefore resulting in an improvement of the recreational purpose of the open space for the wider area.

Given the nature of the proposed development and the separation distances to residential properties, I am satisfied the proposal would have no undue impact on the amenity of nearby residential properties. I am also satisfied the proposal would have no undue impact on the character or appearance of the site and the wider area.

For the reason set out above I consider the proposal to accord with Policy 10 of the Aligned Core Strategy 2014 and saved Policies ENV1 and R1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) and Government advice contained within the NPPF. I would therefore recommend 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 carried out in accordance with the application form, site location plan and details, received on 1st February 2016.

**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 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) and advice contained within 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](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).

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.