

Item B. 6 **06/00926/FUL** **Permit Full Planning Permission**

Case Officer **Miss Caron Taylor**

Ward **Clayton-le-Woods North**

Proposal **Provision of multi-use games area (30m X 15m),**

Location **Playing Field Great Greens Lane Bamber Bridge**

Applicant **Andy Brown**

Proposal: The application is for the provision of a multi-use games area to include 5 a side and basket ball goals (30m x 15m), with a tarmac surface and 3m steel mesh fencing to all sides in bold colours.

Background: This application has been submitted by Andy Brown, the Council's Green Space Co-ordinator on behalf of the Streetscene, Neighbourhoods and Environment Directorate.

Planning History: 99/00782/FUL: Siting of Steel Security Container for temporary changing facility for junior football teams (until 31.12.2000), which has been removed from the site.

Planning Policy: LT14: Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space

Consultations: Environmental Services have no comments to make on the application.

Representations: A letter has been received from no. 49 Masonfield stating that they object to the proposals. The green should be left as always intended for the use of all and to benefit the area by keeping this open landscaped green without any structures.

Applicant's Case: Following consultation with various local groups including Clayton Brook Together (CBT), junior Police and Community Together (PACT) and local schools, a number of people have produced proposals for a Village Green Development. This would eventually see, subject to planning, central play and recreation facilities of a standard that would attract children of may age groups to use the green.

Currently Clayton Brook has some significant issues with anti-social behaviour, and in conjunction with Lancashire County Council Youth Service we have been able to consult the youths perceived to be causing this problem. Basically, they are bored or they don't feel safe using the "sunken" pitch, which is at the rear of the green off Gough Lane.

So, after some persuasion, and assurances that we would be able to deliver a better facility for them, they are happy

for us to replace or reutilise the "sunken" pitch with the version for which planning permission is not sought on the playing field.

It is hoped to provide over the next few years, in conjunction with other groups and agencies and subject to attracting relevant funding, a village green with additional facilities along with the full size football pitch which already exists.

At present this plan has the approval of local police officers, local councillors (both borough and parish) and local children of various ages. It is seen as a key tool in the creation of a new community spirit and an attraction to help reduce crime, the fear of crime, and general juvenile nuisance.

Assessment:

The Playing field is covered by policy LT14: Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space. This policy states that land currently used as a park, recreation ground and open space will be retained for its recreation and amenity value.

Ancillary development will only be permitted where all of the following criteria are met:

- a) it is in connection with and will enhance the recreational and/or amenity value of the openspace;
- b) it is of a size and scale which does not detract from the character of the open space;
- c) it will not have a detrimental effect on any site of nature conservation value;
- d) the development will not affect land capable of forming, or forming part of, a playing pitch, bowling green or tennis court, including any safety margin and does not result in the loss of, or inability to make use of any playing pitch, bowling green or tennis court or the loss of any other sporting/ancillary facility on the site.

Assessing the proposals in terms of these criteria, the multi-use games area will enhance the recreational value of the openspace, which currently has a football pitch. The proposals measure 30m x 15m, a small proportion of the field and will therefore not detract from its open character. In terms of nature conservation the field is already used as recreation space with a football pitch, which will remain. Finally, it will not result in the loss of any other sporting facility on the site.

A public footpath runs alongside the position of the games area but will be unaffected by the proposals.

Neighbour Amenity

The nearest building to the proposal is Clayton Brook Community Church. In term of neighbouring properties, the nearest properties are 106 School Field and 62, 63 and 64 Masonfield approximately 100m from the proposed games area across the field. Due to the distance between the proposals and these properties it is not considered that there will be a detrimental impact on neighbour amenity.

Conclusion: The proposals seek to enhance the recreational facilities on an existing playing field for young people. The size of the games area does not detract from the character of the open space. Therefore, the application is recommended for approval.

**Recommendation: Permit Full Planning Permission
Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
