

Item 4f **14/00215/CB3**

Case Officer **Nicola Hopkins**

Ward **Chorley South East**

Proposal **Proposed Ball Court (MUGA), Skate Park, Allotments, Car Parking, Lighting, Footpaths and Play Area Extension at Ranglett's Recreation Ground, Chorley South-East**

Location **Rangletts Play Area Brindle Street Chorley**

Applicant **Chorley Council**

Consultation expiry: 7th April 2014

Application expiry: 12th June 2014

Proposal

1. The proposals involve development at Rangletts Recreation Ground which is owned by the Council. The works include a Ball Court (MUGA), Skate Park, Allotments, Car Parking, Lighting, Footpaths and Play Area Extension.
2. The site slopes gently from Pilling Lane in the south east to Brindle Street in the north west. The Pilling Lane entrance sits at approximately 95m AOD whilst the Brindle Street entrance lies at 91m AOD. There are also subtle variations in topography across the site.

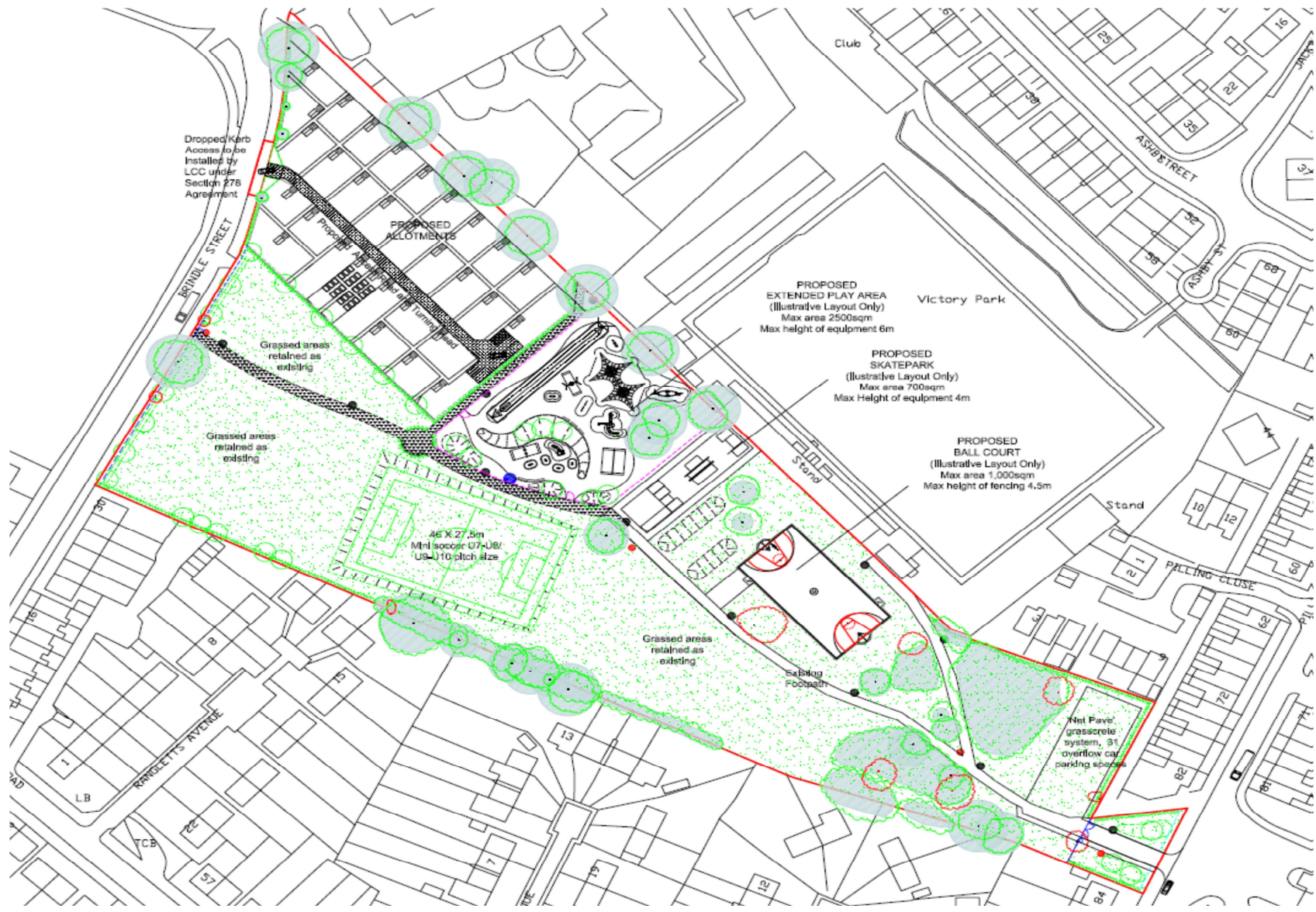
Recommendation

3. It is recommended that this application is granted conditional planning approval

Executive Summary

The main areas for consideration in respect of the proposals are the provision of parking on part of the site which is an allocated area of open space and the provision of new/ improved recreation facilities taking into account the direct impact on the adjacent land uses.





Representations

In total 7 representations have been received which are summarised below	
Objection	Support
Total No. received: 1	Total No. received: 6
<ul style="list-style-type: none"> • Not a suitable place for a skateboard facility or a car park • A permanent keeper in the daytime and regular patrols at night to keep the undesirables away would be appropriate 	<ul style="list-style-type: none"> • Will be really good for the area. However there should be proper management of the area once created. This would help deter vandalism. • This area of Chorley is in desperate need of regeneration and Ranglett's is a very good place to start. • The car park should not be too large as this would leave the rec too small • There should be pathways with benches all around the perimeter so people can stroll, relax and enjoy the space. • The new skate park and play area are also good as this will then provide facilities for all age groups. • A bowling green would be useful • Better signage should be introduced along with dog bins • A community presence would also be welcomed • Like the fact that the proposals cater for a wide variety of users (children, young people, gardeners) • Would hate the allotment area to fall foul of vandalism - how will these be secured and protected? • Glad to see the council making this investment.

Consultees

Consultee	Summary of Comments received
Architectural Liaison Officer	Have suggested ways to minimise the risk of criminal activity at the development and recommend that the play area is developed to achieve the Secured By Design award for play areas
LCC Highways	Have no objections to the proposals although amendments have been suggested

Assessment

Principle of the development

4. The site is allocated as existing open space within the current Local Plan ([Policy LT14](#)) and the emerging Local Plan ([Policy HW2](#) (Page 60)) both of which seek to protect such areas. The Inspector has issued her Partial Report on her findings into the soundness of the Chorley Local Plan which is a material consideration in the consideration of any planning application.
5. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies & Travellers. The examination of the local plan remains open, and the Inspector will reconvene the examination in 2014 to consider Gypsy & Traveller Matters, which would enable adoption of the local plan, following a supplementary report.
6. Paragraph 18 of the Partial Report states: *“For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*
7. It is therefore considered significant weight can be given to the policies and proposals of the emerging Local Plan, as amended by the main modifications.
8. The proposals incorporates the creation of a multi use games area (MUGA), skate park, footpaths, allotments and an extension to the existing play area which will ensure this area of recreational space is retained and the mix of available facilities on this site is enhanced. The Council’s Open Space Study includes the following type of typologies for open space which the proposals incorporate:
 - Amenity greenspace: Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas
 - Provision for children and young people: Areas designed primarily for play and social interaction involving children and young people such as equipped play areas, ball courts, skateboard areas and teenage shelters.
 - Allotments: Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
9. As such the principle of the above proposed elements of the scheme on this area of open space is considered acceptable.
10. The scheme does however also include an area of parking which results in the loss of an area of open space this is contrary to the above policies and is considered further below.

Allotments

11. [Policy HW5](#) (page 62) of the Emerging Local Plan acknowledges the recreational and environmental benefits of allotment gardens. [Policy 23](#) (page 119) of the Central Lancashire Core Strategy relates to health and confirms that the Council will integrate

public health principles and planning, and help to reduce health inequalities by, amongst other things, safeguarding and encouraging the role of allotments.

12. The Open Space Study which has been produced recommends new allotment provision in Adlington, Croston, Euxton and Whittle-le-Woods to address identified deficiencies in quantity and accessibility and Policy HW5 allocates new allotment sites within the Borough.
13. Whilst this site is not specifically identified for allotment provision the preamble to Policy HW5 does confirm that the Council is committed to providing more allotment sites across the Borough to meet the high level of demand and large waiting list in the Borough. It is considered that these will be brought forward through the development control process and it is considered that allotment provision on this site would assist in meeting this commitment (As of 21st February 2014 the waiting list for allotments contained 193 residents living in Chorley Town).
14. The proposals incorporate 31 individual allotment plots which are typically 125 m² in size; however, there are also a limited number of larger plots of up to 185 m² in size. Plots will be separated from each other by 1 m wide grass footpaths. Four car parking spaces are proposed to service the allotment plots.
15. Sheds, greenhouses and polytunnels are usual structures associated with allotments. Under Class A, Part 12 of Schedule 2 of the GPDO Local Authorities have permitted development rights to erect small ancillary buildings of less than 200 cubic metres and less than 4 metres high on land belonging to or maintained by them.
16. The proposals include provisions for sheds and greenhouses on the allotments which includes the creation of concrete bases within each allotment plot. Sheds will be a maximum size of 1.85m x 1.25m x 2m height and be of a timber frame construction with tongue and groove boarding and a pitched /apex roof covered with roofing felt or alternative water resistant material. Greenhouses will be a maximum size of 1.85 x 2.5m x 2m height and be of an aluminium frame construction with clear polycarbonate glazing panels and pitched roof. A minimum gap of 40cm will be provided between the shed and greenhouse.
17. The supporting information confirms that shed and greenhouse materials, style and sizes will be set out within Allotment Plot Holder Terms and Conditions to ensure the sheds and greenhouses erected by plot holders meet the specification previously set out. The current Chorley Council Allotment Tenancy Agreement confirms that no building or structure can be built on the allotment without the consent of the Corporate Director (Neighbourhoods) and in accordance with the provisions of the Code of Conduct. On determination of the tenancy, the tenant is responsible, at his or her expense, for the removal of any structure that has been erected unless arrangements have been made to transfer to the next tenant.
18. However the permitted development rights for such structures only apply to local authorities and do not extend to allotment holders. As such, notwithstanding the contents of the tenancy agreement, any structure erected by the allotment tenant will require planning permission. An informative will be added to the recommendation in this regard. It is considered that the most preferable way forward in this regard would be for all the tenants to work together and submit one application for the whole site detailing the siting and appearance of any structures. This will ensure there is consistency in respect of the structures erected on the site and will be a lesser fee compared to if each individual tenant applied separately.

19. The site is in a coal mining area and there is an abandoned mineshaft present on site. Due to this the Council commissioned a Geological Mining Appraisal which identified an area within the site where it was recommended that raised beds and imported soil material be used due to the nature of the soil beneath. In this regard timber raised beds incorporated into the allotment area which will be made available for a food growing area for Duke Street Primary and Nursery Schools or community food growing space.
20. The proposed development incorporates the formation of a 4 space car park to serve the 31 allotment plots (equating to approx 1 space per 8 plots). The Council currently manages other allotment sites within the Borough the largest being at Crosse Hall which has 70 allotment plots and only 11 car parking spaces (equating to approx 1 space per 6 plots). From previous experience in managing allotments within the Borough it is considered that as the majority of the allotments will be let to local people it is considered that the tenants will chose to access the site by various modes of transport (i.e. walking) other than the car and the parking provision is sufficient.
21. Access to the parking spaces will be via an access track located down the centre of the allotment plots with a new access junction onto Brindle Street (this will need to be secured via a separate legal agreement with the Highway Authority). The access route will be 3metres wide and surfaced in MOT Type 1. A turning head is also proposed to allow vehicles to safely turn around.
22. The proposed allotment site will be bordered by a 2.4m high green Paladin fencing. The entrance to the allotments from Brindle Street will be secured with matching green padlocked double gates, also of 2.4m height. This form of boundary treatment will obviously be visible within the surrounding area due to its scale however historically the Council has suffered theft from allotment sites and this treatment is proposed to reduce the risk of theft from the site. The design of the fencing in similar to that often erected around schools, will be coloured green to reduce its impact and allows views through. As such it is not considered that this element of the scheme will adversely impact on the character or appearance of the area.

Equipped Play Area

23. There is an existing play area on the site located adjacent to the boundary with the pitch at Victory Park. This provision incorporates equipment for children in the under 5's and 6-12 age groups. The play area is surfaced with a loose bark chipping safety surface and is defined by 1.2m high bow top railings with gated access.
24. It is proposed to extend the existing play area and to retain elements of the existing play equipment. Additional equipment for the under 6 and 6-12 age ranges will be incorporated into the scheme.
25. At this stage there are no detailed plans of the proposed equipment as this provision of this element of the scheme will be subject to a Design and Build contract if the principle is established at this stage. The submission does however incorporate certain parameters in that the maximum area for the extended play area extension will be 2,500 m² and the maximum height of any individual piece of equipment will be 6m above existing ground level. Additional safety surfacing will be provided beneath new equipment will also be provided as required.
26. Members will recall the planning application for the equipped play area within the former Lex residential development site (14/00226/FUL) which is proposed to cater for younger children (0-5 years) whereas this site will cater for a wider range of age groups including older children.

Skate Park

27. A skate park is proposed adjacent to the equipped play area and similar to the equipped play area there are no detailed plans at this stage however this application seeks to establish the principle of such a use and establish appropriate parameters. The skate park will comprise a maximum area of 700 m² and will incorporate skate ramps and equipment with a maximum finished height of 4m above existing ground level.
28. The nearest residential neighbour to the site is 13 Tennyson Avenue, located to the south of the proposed skate park, which is in excess of 60 metres away (the rear of the dwellinghouse) from the application site.
29. To the south and east of the site the character of the area is residential. Given the appeal of such an attraction, based upon other such facilities within the Borough, setting such facilities away from residential properties is preferable whilst acknowledging that such facilities are close to the residential population who will utilise the facility.
30. It is not proposed to specifically light this facility which results in the creation of a facility which can only be utilised during daylight hours. As it is not intended for the facility to be used during the evening this ensures that the neighbours amenities are less likely to be affected by noise through people utilising the facility during the evening. It is noted that there is a lighting column along the footpath close to the facility however the lighting columns proposed are designed to distribute the light effectively by hitting the surface to be lit with low glare. This will give a rectangular light distribution. The submitted lighting plan details that light spill will be limited to the footpaths and adjacent land and will not enable the illumination of the skate park.
31. Given the limitations of hours of use due to a restriction on external illumination and the distance maintained between the facility and the neighbouring properties it is not considered that the facility will adversely impact on the neighbours amenities.

Ball Court/ MUGA

32. Adjacent to the proposed skate park is a proposed Multi Use Games Area/ ball court. The proposed MUGA will be of a maximum size of 1,000 m² and will be hard surfaced. The fencing and goals around the boundaries of the MUGA will be a maximum height of 4.5m.
33. The MUGA will be located over 50 metres from the rear of 16 Tennyson Avenue, over 40 metres away from the rear of 14 Lighthurst Avenue and over 30 metres away from 3 Pilling Close. Between the closest residential dwellings and the MUGA there are groups of mature trees which will be retained as part of the proposals. These will act as a screen between the residential properties and the MUGA. Given the type of facility proposed it is unlikely that noise from games being played will be continuous and as the facility will not be floodlit the hours of use are self-restricting. As such it is not considered that the proposals will adversely impact on the neighbours amenities.
34. It is noted that there are 4 lighting columns along the footpaths close to the facility however similar to the skate park the light spill will be limited to the footpaths and adjacent land and will not enable the illumination of the MUGA.

Mini-Soccer Pitch

35. The plans also detail a mini soccer pitch along the southern boundary of the site. This is the element of proposed defined play space closest to the adjacent residential dwellings. The pitch will be marked out and let as a junior pitch. The goal posts will be permanent features (although they will be removed out of season) and this pitch will be managed by the Council in the same way as the other pitches within the Borough.
36. Although this pitch is close to the nearest neighbour (approximately 12 metres from the rear elevation of 12 Rangleys Avenue and approximately 6m from the boundary) the fact that this is a junior pitch restricts the time this pitch will be utilised formally (amateur leagues run from August to April and junior matches will be played during the evening and weekends) and the fact that the facility will not be lit restricts evening matches during the winter which would be a large proportion of the junior season. Given that this facility will only be utilised formally by junior teams and will not be illuminated, secured by condition, it is not considered that this element of the proposal will impact on the neighbours amenities to a degree which warrants refusal.
37. Whilst it is acknowledged that when not in formal use this pitch could be utilised by other people taking into account that this area of land is currently an open area of amenity space and there is an existing informal pitch on the recreation ground there is no greater loss of amenity through creating an identified area for football.

Overspill Parking Area/ Highways

38. The proposals incorporate the creation of a car parking area for 31 cars accessed via the existing access point onto Pilling Lane. This will result in the loss of recreational open space, in the form of amenity greenspace.
39. This area does not form part of any sports provision on the recreation ground and it is proposed to mitigate the impact of this element of the proposal through the use of a 'grass pave' system for this overflow car parking.
40. The overflow car parking is intended to support the use of the new recreational facilities during events and to provide additional overflow car parking to ease local car parking and traffic congestion issues (for example on Chorley FC match days). Access will be restricted from Pilling Lane by lockable double gates.
41. Both Policy LT15 and Policy HW2 confirm that development which involves the loss of such areas of open space, in whole or part, will only be permitted where it can be demonstrated that the loss of site would not lead to a deficit of provision in the local area. Policy HW2 incorporates the following criteria:
- a) Alternative facilities of an equivalent or enhanced standard are provided nearby before the existing facilities cease to be available; or
- The proposals incorporate an enhancement of the whole of the recreation ground making them more accessible and user friendly*
- b) It can be demonstrated that the loss of site would not lead to a deficit of provision in the local area in terms of quantity and accessibility; and
- The recently undertaken Open Space Study confirms that there is a deficit of amenity greenspace within Chorley South East ward.*

- c) The site is not identified as being of high quality and/or high value in the Open Space Study; and

The recently undertaken Open Space Study categorised the recreation ground as high quality and high value.

- d) It can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area; and

The recently undertaken Open Space Study confirms that there is a deficit of amenity greenspace within Chorley South East ward.

- e) The site does not make a significant contribution to the character of an area in terms of visual amenity.

42. Given that the whole of the recreation ground is categorised as high quality and high value and there is an identified deficit of amenity greenspace within this part of the Borough the loss of part of the recreation ground is contrary to both the current and emerging planning policy.
43. However given the location of the car park it does not meet any specific recreational need given its limited size and restrictions by virtue of the adjacent mature trees. Additionally the proposals include the retention of a large area of amenity open space within the application site. Taking into account the above considerations it is not considered that the loss of a small area of amenity greenspace in the wider context of the proposed improvements, which include opening up the area through added security/safety measures through a central pathway, lighting and CCTV, at this site warrants refusal.
44. It is noted that when the amendments to the Barratts Housing layout were considered on the opposite side of Pilling Lane (13/00348/FULMAJ) the Highway Engineer at LCC raised issues with potential highway users issues in respect of three access points (one which leads to Rangleys recreational ground, the access adjacent to no. 82 Pilling Lane and the access into the parking court which serves the Barratts development) in close proximity to one another. This concern was alleviated as it was confirmed that that the access (off Pilling Lane) to Rangleys is not used by vehicular traffic and the gate is never opened. Clearly the proposals will alter this arrangement and consideration also needs to be given to the proposed location of the Toucan Crossing on Pilling Lane which forms part of the S278 works at the former Lex site and will link the Lex site to the recreation ground in close proximity to the accessway which serves the proposed car park.
45. Lancashire County Council Highways have been consulted on the proposals and confirmed they have no objections to the proposals subject to the following amendments:
- 4.5m junction radii for the access road to the car park from Pilling Lane.
 - A 2.0m footway adjacent the access road to the Pilling Lane car park
 - The red edge should not include adopted highway land.
 - Due to the length of the access to the allotments if the 3.0m width is to be maintained, then at least, one passing place should be provided midway the access to allow for waiting of vehicles. Alternatively, the access width should be increased to 4.8m to allow for the passage of two vehicles from opposing directions.
 - The setback of the proposed gate should be 10m from the edge of the adopted highway in respect of the allotments.
 - The redundant vehicle crossing on Brindle Street should be reinstated to bring the footway and the kerbs up to their original levels. This can be addressed by condition

- The gates to the proposed footpath in Brindle Street should open away from the adopted highway for safety reasons.
46. In response to these comments the plans have been amended in respect of the radii and footpath width at the Pilling Lane end of the site. The application boundary will be amended removing the extension onto adopted highway and the plans will be amended to make reference to the reinstatement of the redundant vehicle crossing on Brindle Street. The gates to the proposed footpath on Brindle Street will also open away from the adopted highway as shown on the plans.
47. In relation to the allotment access from Brindle Street, the highway engineers who have worked on drawing up the proposals have commented as follows:
- The drop crossing access will still make pedestrians feel that they have the right of way and is appropriate with the low frequency usage
 - The single track road is appropriate for its straightness and length. Vehicles will be fully visible from either end of the track and therefore there should not be any conflict.
 - The positioning of the gate is acceptable as shown. To cater for the unlikely event an HGV accessing the allotments is in my opinion should not be required.
48. The applicant considers that a formal highways access, need for passing places and 10m setback for the gates may be excessive considering the low frequency of use expected. Allotment sites across the borough generally have a very low frequency of usage by vehicles and it is not envisaged that HGV's should ever need to access this site. The design and access statement does make reference to deliveries to the allotment plots but this is likely to only be from cars or small vans.
49. These comments have been forwarded to the Highway Engineer at LCC and his comments will be reported on the addendum.

Footpath/ Lighting/ CCTV

50. As noted above concerns have been raised about safety and security at the recreation ground and the proposals seek to improve the situation as it is acknowledged that anti-social behaviour problems within the recreation ground at night have been an issue for a number of years.
51. The proposals incorporate the installation of lighting (12 six metre high columns) across the site and the creation of a footpath through the centre of the site to improve the sightlines through the site to allow intervisibility across the park from Pilling Lane to the Brindle Street to improve the sense of security. The footpaths will be constructed out of tarmac with a timber edging treatment. The proposals also include the erection of a CCTV mast.
52. The existing trees on site within the south eastern part of the site will be crown lifted of the existing trees to improve the sight lines between the two sides of the recreation ground.
53. The play area, skate park, MUGA and allotments have been positioned along the northern boundary of the site definitively defines that the main route through the site is along the central footpath.
54. It is considered that the proposed footpath and lighting improvements along with the inclusion of a CCTV camera will increase the attractiveness of the recreation ground

along with its usability by the residents of the Borough which will benefit the whole area and will assist in reducing the antisocial behaviour which has occurred at the site.

Trees/ Ecology

55. The site currently contains a number of semi-mature and mature trees concentrated around the site boundaries and in the south eastern part of the site. A number of areas of ornamental shrub and hedge planting are also located around the existing play area and along the site boundary with Victory Park and Duke Street Primary School. There are however no Tree Preservation orders (TPO's) on the site.
56. Given the presence of existing trees and hedges the application is supported by an Arboricultural Impact Assessment. The tree survey revealed a total of 41 individual trees, 6 groups of trees and 2 hedges. Of these, 9 trees were identified as retention category 'A'; 14 trees/groups were identified as retention category 'B'; and 19 trees/groups/hedges were identified as retention category 'C'. The trees were generally found to be in a good to fair structural condition with many of the trees being maintained on a regular basis as part of an on-going management program.
57. The proposals do involve tree removal for both arboricultural reasons and to facilitate the development as follows:
- T6 Norway Maple Grade C: Remove to accommodate proposals
 - T8 Norway Maple Grade U: Remove for arboricultural reasons
 - T9 Poplar Grade U: Remove for arboricultural reasons
 - T22 Swedish Whitebeam Grade C: Remove to accommodate proposals
 - T23 Poplar Grade U: Remove for arboricultural reasons
 - T25 Cherry Grade U: Remove for arboricultural reasons
 - T28 Cherry Grade U: Remove for arboricultural reasons
 - T29 Ash Grade U: Remove for arboricultural reasons
 - T36 Ash Grade U: Remove for arboricultural reasons
 - T37 Cherry Grade C: Remove to accommodate proposals
58. To mitigate the loss of tree no's. 6, 22 and 37 it is proposed to plant an additional 20 ornamental and native trees, including several cherry trees, at a minimum size of heavy standard.
59. Two groups of trees have been recommended for thinning (G24 and G30), removing the poorer specimens to allow the long term development of the better specimens. This represents good arboricultural management.
60. The construction of a footpath within the Root Protection Area (RPA) of T40 will require a minimum-dig technique during construction. The section of the footpath within the RPA will require techniques sympathetic to tree roots, i.e. minimum excavation and the use of porous surface materials. This can be controlled by condition.
61. Additionally the RPA of several other trees will be disturbed during construction works (T1, T2, T5, T7, T32, T42, T43, T44, T45, T46, T48 and T49). The works include the construction of footpaths/ grass walkways and most of these trees already have hard surfaces within their RPA; however, care should be taken during development to protect the roots of these trees during construction and this can be controlled by condition. The assessment concludes that no adverse long-term effects are expected on the health of these trees post construction.

62. The crown lifting and cleaning of eight Lime trees has been recommended within the assessment to ensure their long-term health and safety (T1, T7, T42, T44, T45, T46, T48 and T49).

63. From an ecological perspective the trees identified for removal have been reviewed by Ecologist Stan Irwin (Holder of Natural England Scientific/Education & Conservation Bat Licence No 20121536) who concluded that they are of low value in relation to bat roost potential, thus it is considered that there are no reasons, in relation to bats, that would prevent their removal and detailed surveys will not be required. This is supported by an e-mail attached to the submitted Design and Access Statement.

Overall Conclusion

64. The proposals will significantly enhance the range of facilities available within this existing recreation ground and enhance the usability of the area through improved security and access measures. The provision of parking within this location is on balance considered acceptable. The proposals are considered to be a positive benefit to the recreation ground and as such are recommended for approval.

Planning Policies

In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

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 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Location Plan		28 th February 2014
Exterior Lighting Plan	7160CP	28 th February 2014
Parking Layout	E0352 D01 Rev C	28 th April 2014
Park Railing Details	RR_009	28 th February 2014
Extra Heavy Standard Tree Planting	RR_011	28 th February 2014
Topographical Survey	P2293/01 Rev A	28 th February 2014
Proposed Drainage Layout	P2293/02 Rev A	28 th February 2014
Proposed Site Layout	RR_002	28 th February 2014
Hardworks	RR_003	28 th February 2014
Planting Plan	RR_004	28 th February 2014
Proposed Allotment	RR_005	28 th February 2014

Layout		
Footpath and Access Track Details	RR_007	28 th February 2014
Paladin Fence Details	RR_008	28 th February 2014
Proposed Extended Play Area	RR_015	9 th April 2014
Proposed Skate Park Area	RR_016	11 TH April 2014
Proposed Ball Court Area	RR_017	11 TH April 2014

Reason: *For the avoidance of doubt and in the interests of proper planning*

3. Prior to the commencement of the equipped play area, detailed on plan ref: RR_015, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- Full details/ specification of the proposed play equipment (please note the maximum height of the equipment shall be 6m)
- Proposed layout of the play equipment (please note the maximum floor area for the equipped play area shall be 2500m²)
- Full details of the proposed hardsurfacing materials
- The existing and proposed land levels

Thereafter the play equipment shall be installed and maintained in accordance with the approved details.

Reason: *The planning approval establishes the principles of the equipped play area along with parameters for the equipment and area of the site. No details of the specification or layout of the area has been provided and is required in the interests of the visual amenities of the area.*

4. Prior to the commencement of the skate park, detailed on plan ref:RR_016, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- Full details/ specification of the proposed skate park (please note the maximum height of the ramps shall be 4m)
- Proposed layout of the skate park (please note the maximum floor area for the skate park shall be 700m²)
- Full details of the proposed materials
- The existing and proposed land levels
- Full details of any public viewing areas

Thereafter the skate park shall be installed and maintained in accordance with the approved details.

Reason: *The planning approval establishes the principles of the skate park along with parameters for the height of the ramps and area of the site. No details of the specification or layout of the area has been provided and is required in the interests of the visual amenities of the area*

5. Prior to the commencement of the ball court/ MUGA, detailed on plan ref:RR_017, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- Full details/ specification of the proposed ball court/ MUGA (please note the maximum height of the fencing shall be 4.5m)
- Proposed layout of the ball court/ MUGA (please note the maximum floor area for the ball court/ MUGA shall be 1000m²)
- Full details of the proposed materials

- The existing and proposed land levels
- Full details of any public viewing areas
- Full details of any proposed fencing

Thereafter the ball court/ MUGA shall be installed and maintained in accordance with the approved details.

Reason: The planning approval establishes the principles of the ball court/ MUGA along with parameters for the height of the fences and area of the site. No details of the specification or layout of the area has been provided and is required in the interests of the visual amenities of the area

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interest of the appearance of the locality

7. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.

Reason: To safeguard the trees to be retained

8. The 31 space car park hereby approved shall be constructed out of Netpave 50 paver cells (or similar material) and maintained in perpetuity in accordance with the approved plans.

Reason: To ensure that the character of this area of amenity greenspace is maintained.

9. Notwithstanding the submitted details the permission hereby granted does not permit the inclusion of external illumination (including flood lights and lighting columns) in respect of the approved allotments, equipped play area, skate park, ball court/ MUGA, mini soccer pitch and car park.

Reason: Illumination of the elements listed above has the potential to adversely impact on the character of the area through light pollution and the neighbours amenities through extended hours of use and potential loss of amenity.

10. The allotment car park, access way and turning head hereby approved shall only be used in connection with the allotments. In the event that the allotment plots are not created and/ or are no longer required the car park, access way and turning head shall be removed from the site and the land restored to its former condition.

Reason: The proposals are only considered appropriate development on this area of open space in conjunction with the approved allotments however there is no requirements for these elements of the proposals in the event that the allotments are removed from site.

11. The construction of the footpath located within the root protection area of tree T40 (detailed on Appendix 1 (B) of the Arboricultural Impact Assessment dated September 2012) shall be undertaken using a minimum-dig technique which shall include minimum excavation and the use of porous surface materials.

Reason: To ensure the continued protection of the trees.

12. The construction of the footpaths and grass walkways located within the root protection area of trees T1, T2, T5, T7, T32, T42, T43, T44, T45, T46, T48 and T49 (detailed on Appendix 1 (B) of the Arboricultural Impact Assessment dated September 2012) shall be undertaken using a minimum-dig technique to protect the roots of these trees during construction.

Reason: To ensure the continued protection of the trees.

13. All fences shown in the approved details shall be erected in conformity with the approved details.

Reason: To ensure a visually satisfactory form of development