

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 16 December 2009

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APPLICATION REF. NO:	09/00753/DC
STATUTORY DECISION DATE:	29 December 2009
WARD/PARISH:	LINGFIELD
LOCATION:	Eastbourne Sports Complex
DESCRIPTION:	Installation of Play Area
APPLICANT:	Director of Corporate Services

APPLICATION AND SITE DESCRIPTION

This is a full application under Regulation 3 of the Town and Country Planning General Regulations 1992. Approval is sought for a larger equipped play area at the Sports complex to complement the existing play area and sports facilities. The proposed play area would be located within the present grass mound between the car park and running track which lie to the north of the main sports complex building. The existing mound would be excavated to create a 'ravine' with gabion retaining walls and graded out on either side. However no sectional drawings of this detailing have been submitted with the application.

The proposals comprise an assortment of play equipment and include an adventure swing; adventure play bridge, zip wire and adventure play equipment.

The application indicates that consultation has been undertaken with local residents on the proposed facility by way of an evening consultation session.

PLANNING HISTORY

Only the most relevant and recent planning history is included below: -

06/503 – In July 2006 planning permission was granted for the erection of a climbing boulder.

07/18 - The installation of a climbing boulder together with associated landscaping was granted in March 2007.

09/442 – Planning permission was granted for the construction of a footpath and cycleway in August 2009.

PLANNING POLICY BACKGROUND

The following policies in the Borough of Darlington Local Plan are relevant:-

R25 – Provision of Community Facilities
E46 – Safety and Security
H15 – The Amenity of Residential Areas
R1 – Designing for All
R2 – Access for People with Disabilities
R20 – New Sports and Recreational Facilities
E48 – Noise Generating Development
T24 – Parking and Servicing Requirements for New Development

Policy 22 (The Design of Open Spaces) of the Darlington Open Space Strategy 2007 – 2017 is also relevant

RESULTS OF CONSULTATION AND PUBLICITY

The Council's Highways Engineer has raised no objections to the proposal

The Council's Environmental Health Officer requested the imposition of the standard condition in respect of contamination due to the previous use of the site, potential for made ground and the proposed sensitive after use. Concern is also expressed over any possible floodlighting / lighting around the play area and potential impact on nearby residential properties as a consequence of glare.

The Council's Transport Policy Section has requested the provision of cycle parking.

Sport England have been consulted on the application and have raised no objections.

PLANNING ISSUES

The principal issues to be considered in the determination of this application are:

- Planning Policy
- Residential Amenity
- Visual Amenity
- Highway Issues

Planning Policy

Policy R4 (Open Space Provision) states that the Council will seek to ensure that provision of all forms of open space for recreation in the urban area, including parks, informal amenity open space, playing fields and children's play areas is maintained. The policy also seeks to encourage a wide variety of spaces for recreation use within the urban area. Policy 22 (The Design of Open Spaces) of the Darlington Open Space Strategy 2007 – 2017 is also relevant and states that new and existing open spaces should reflect local distinctiveness and local townscape context; be well connected to the surrounding development it is intended to serve; be accessible to all; wherever possible integrate a range of open space uses; reflect and integrate pedestrian and cycle desire lines and be overlooked by neighbouring properties. They should also include clear

boundaries, entrances and gateways, the retention of existing landscape features, tree and shrub planting using native species, wildlife habitats and sustainable drainage.

Policy R20 (New Sports and Recreation Development) of the Borough of Darlington Local Plan permits the development of new sports and recreation development within built-up areas where their impact on traffic and residential amenity is acceptable, where satisfactory car parking can be provided, and where they are sited in locations accessible to public transport users, cyclists and pedestrians.

The proposal is considered to be acceptable in principle in the context of the above policy, subject to detailed matters of development control, which are considered in the remaining sections of this report.

Residential Amenity

The proposed play area would be situated some 70m from the nearest residential dwelling on Pond View to the west of the site. It is not considered that this complementary facility within an existing sports complex would have a significant impact on the residential amenities of these properties. Although the Environmental Health Officer's comments on floodlighting and potential adverse impact on nearby residents are noted, the application does not seek this facility. If at some future point in time it is proposed to install floodlighting a separate planning application will be necessary thereby providing the opportunity for an assessment to be made.

Visual Amenity

In the context of its surroundings the development is unlikely to result in any material harm to the visual amenities of the area.

Highway Issues

The Council's highways engineer has no objections to the development on highway or other traffic grounds.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

CONCLUSION

The proposed development is considered acceptable in this location and will not give rise to conditions prejudicial to local amenity or highway safety. The application does not raise any issues in relation to highway safety or crime prevention.

RECOMMENDATION

PURSUANT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING
GENERAL REGULATIONS PLANNING PERMISSION BE GRANTED SUBJECT TO THE
FOLLOWING CONDITIONS:

- 1) A3 Implementation Limit (Five Years)
- 2) B5 Detailed Drawings (Accordance with Plan)
- 3) J2 Contamination
- 4) Prior to the commencement of the development hereby approved, details of secure covered parking for cycle stands shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

REASON – To ensure that adequate cycle parking provision is provided to promote access and accessibility.

- 5) Notwithstanding anything shown in the application detailed drawings of the play area (to include cross sectional details and finished ground levels), shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of development, and the development shall not be carried out otherwise than in accordance with any such approval.

REASON – In order that the Local Planning Authority may be satisfied as to the details of the development.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development is considered acceptable in this location and will not give rise to conditions prejudicial to local amenity or highway safety. The application does not raise any issues in relation to highway safety or crime prevention. The proposal accords with the relevant policies within the development plan, as listed below.

Borough of Darlington Local Plan (1997)

R25 – Provision of Community Facilities

E46 – Safety and Security

H15 – The Amenity of Residential Areas

R1 – Designing for All

R2 – Access for People with Disabilities

R20 – New Sports and Recreational Facilities

E48 – Noise Generating Development

T24 – Parking and Servicing Requirements for New Development

Darlington Open Spaces Strategy 2007 – 2017

Policy 22 – The Design of Open Spaces

