

PLANNING COMMITTEE: 4th September 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0969

LOCATION: Sports Court, Crestwood Road

DESCRIPTION: Installation of playground for children and young people plus 5no. items of outdoor gym equipment

WARD: Talavera Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

Due to its siting, scale and design, the proposed development would not have an undue detrimental impact on the appearance and character of the area, highway safety and security and would assist in promoting health and well-being in the area in accordance with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 Installation of playground for children and young people plus 5 no. items of new outdoor gym equipment.

3 SITE DESCRIPTION

3.1 The site is an area of public open space located between Billing Brook Road and Crestwood Road. It is bounded to the east by residential houses, to the west is Thorplands local centre. The site currently has a multi-use games area, which is located to the south of the site and bounded by trees to the west.

4 PLANNING HISTORY

4.1 None.

5 PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 91 – sets out that decisions should aim to achieve healthy, inclusive and safe places which, promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.

Paragraph 96 – sets out that access to a network of high quality spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

S10: Sustainable Development Principles

RC1: Delivering Community Regeneration

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 – New Development (Design)

5.5 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Environmental Health** – no objections.

6.2 **Councillor Janice Duffy** – the Zebra crossing is unsafe near Woodvale School and needs to be address near a playground.

7 APPRAISAL

- 7.1 The main issues to consider are the impact on the appearance and character of the area, security, neighbouring amenity and highway safety.
- 7.2 The proposal is to replace the existing play equipment which is of poor condition, and to install an additional of 5 no. new items of outdoor gym equipment for adult. The proposal intends to improve the existing facilities and create an inclusive play area for the benefit of the local community.
- 7.3 The site currently has an existing multi use games area (MUGA) which is located to the south of the open space and bounded by trees to the west. The proposal will create two separate areas of play, one for toddlers which will install 6 pieces of play equipment, located to the northern end of the open space. The other junior area will install 3 pieces of equipment located to the west of the area. The 5 pieces of outdoor gym equipment will be located to the south of the MUGA.
- 7.4 The proposal also includes the installation of waste bins, seating and safety surfacing.
- 7.5 The equipment would be located between Billing Brook Road and Crestwood Road. The site has residential properties located to the north and east, the site is raised from the footpath adjacent to Midfield Court and due to the separation distances, it is considered that the proposal would not have a significant detrimental impact on the amenity of the neighbouring properties, in relation to loss of privacy and overlooking.
- 7.6 In terms of noise, it is unlikely that the provision and use of the proposed equipment would generate excessive noise, bearing in mind the site is an existing piece of open space and with the location of an existing MUGA. Environmental Health Officers have no concerns on the proposal. Northamptonshire Police were consulted but made no comments in terms of security and crime prevention.
- 7.7 One observation was received in relation to highway safety from Councillor Duffy, this relates to the zebra crossing outside Woodvale School. She considers that the crossing to be unsafe and should be addressed in relation to the provision of the proposed new play area. The application site is located between Billing Brook Road and Crestwood Road, with Woodvale School being sited 0.7 miles away which would be an approximate 17 minute walk. As the application site is an existing open space and that there are other play equipment and a MUGA on site, it is not considered that it would be reasonable to request any upgrade of the crossing in this instance.

8 CONCLUSION

- 8.1 The proposal would contribute towards the provision of community play facilities within the area and would not adversely impact on the character of the area or neighbouring amenity. The development is in accordance with the requirements of Policies RC1 & BN3 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

9 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: PL-THOR-001, 1804.18970.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

10 BACKGROUND PAPERS

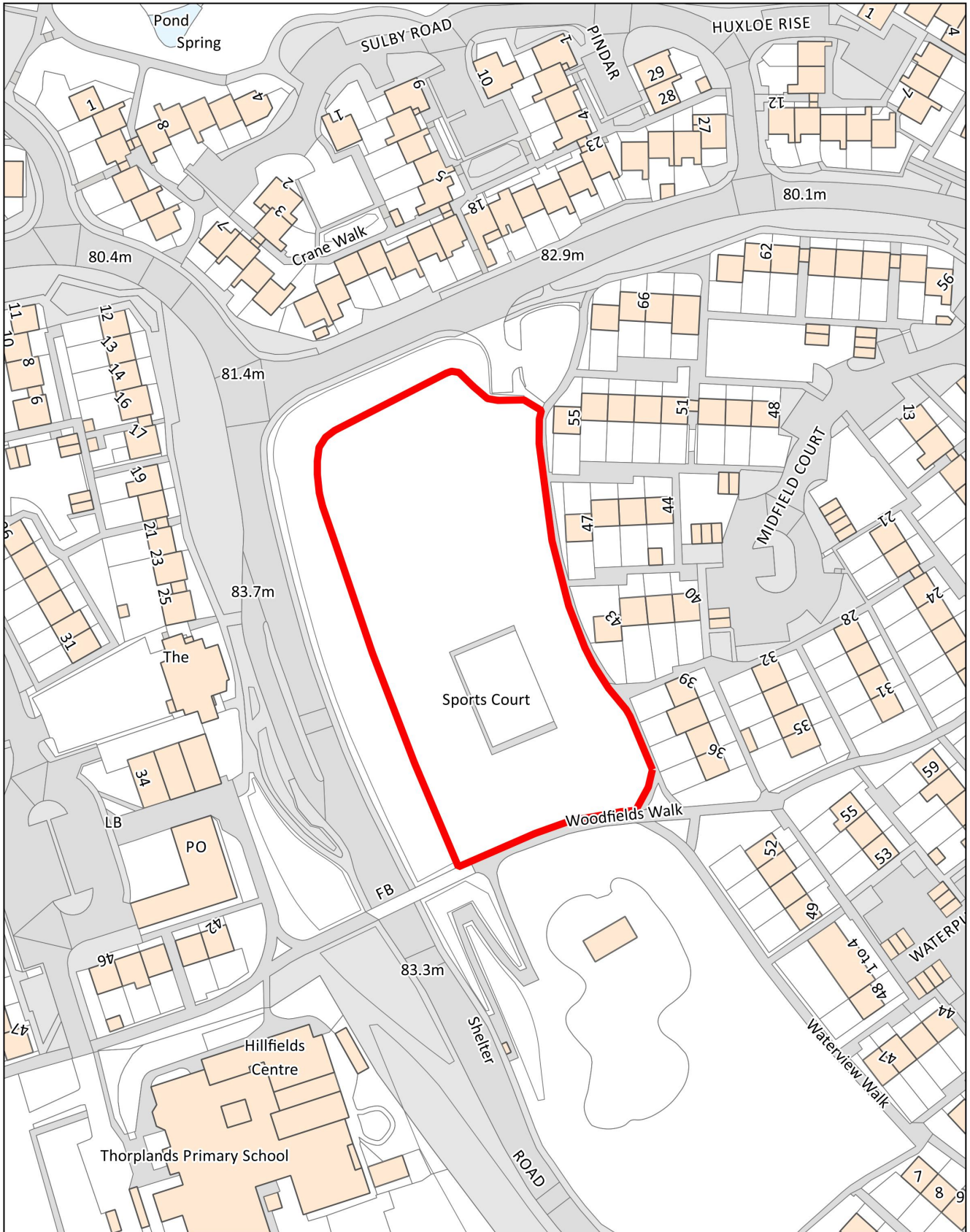
10.1 None.

11 LEGAL IMPLICATIONS

11.1 The development is CIL liable but not chargeable.

12 SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Crestwood Road**

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Date: 20-08-2018

Scale: 1:1,250

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