

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	12.05.2010		
Application Number	W/10/00836/FUL		
Site Address	Playing Field Church Lane North Bradley Wiltshire		
Proposal	Outdoor exercise equipment and bin (revised proposals)		
Applicant	Dr Brian Bond		
Town/Parish Council	North Bradley		
Electoral Division	Southwick	Unitary Member:	Francis Morland
Grid Ref	385638 155123		
Type of application	Full Plan		
Case Officer	Miss Carla Rose	01225 770344 Ext 283 carla.rose@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Morland has requested that this item be determined by Committee to address whether the reason for refusal on the previous application (09/03288/FUL) has been addressed.

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

2. Main Issues

The main issues to consider are:

Planning history
Neighbour amenity
Recreation

3. Site Description

North Bradley Playing field is bounded by residential development on its north east, south east and south western boundary albeit North Bradley Hall. An area of children's play equipment is located to the south east of the site. Southwick Road is located to the north of the site and Church Lane is located to the south of the site

4. Relevant Planning History

09/03288/FUL - Outdoor exercise equipment, bins and benches. Refused 30.12.09

5. Proposal

Three pieces of exercise equipment are proposed to be located to the south east of the site. These would consist of a double air walker, an air skier and a pull-up and dip station.

These would be located to the rear of an existing garage block on the adjoining residential estate.

A new artificial turf path is proposed from the entrance to the playing field from Church Lane to the existing artificial turf path to the hall.

A letter from the applicant states that the path would be 120 metres long and will be a width of 1.2 metres.

In support of the application the applicant has submitted 15 letters of support from various local organisations and individuals.

6. Planning Policy

West Wiltshire District Plan 2004 1st Alteration 2004

C31A – Design
C38 - Nuisance

7. Consultations

North Bradley Parish Council

Support

Environmental Health

There has been a reduction in equipment. No objection raised

8. Publicity

The application was advertised by site notice and neighbour notification.

Expiry date: 7th of May 2010

Summary of points raised:

Letters of objection have been received from five local residents.

A petition with 12 signatures was received objecting to the proposals.

Their objections are as follows:-

- Reason for refusal has not been overcome.
- Location and principle of proposal is the same
- Proposed equipment bins and path is in close proximity to residential properties
- Inaccurate drawings
- Noise
- Nuisance
- Congregation
- Security and safety
- Hours of use
- Vandalism/anti-social behaviour
- Overdevelopment
- Privacy

- Smells
- Litter
- Loss of daylight
- Design/Appearance/Layout
- Loss of trees
- Stress
- Impact on sport
- Impact on quality of life
- Development plan policy

A petition containing 47 signatures was received in support of the proposals.

A letter of support has been received from the local Member of Parliament.

A letter from a local business in support of the application has also been received.

One further letter of support containing three signatures has also been received.

9. Planning Considerations

9.1 Planning history

A previous application was refused for the following reason: -

'The proposed outdoor exercise equipment is located in close proximity to residential neighbours and would have an adverse impact on the amenities currently enjoyed by the occupiers of these dwellings due to the likelihood of noise, nuisance and disturbance contrary to policy C38 of West Wiltshire District Plan 1st Alteration 2004.'

This reason for refusal has been overcome because less exercise equipment is now proposed. The above reason for refusal related to four pieces of outdoor exercise equipment. This current application is for three pieces of outdoor exercise equipment. The three pieces of equipment are the same as before. The seated leg press has been removed from the scheme.

As a result of the reduction in the number of pieces of outdoor exercise equipment there would be a reduction in amount of noise, nuisance and disturbance to the occupiers of nearby dwellings because less people will be able to use the equipment at one time.

The Environmental Health department have raised no objection because of the reduction in the number of items of equipment. The item of equipment that has been removed is that of a seated leg press. The removal of this piece of equipment would reduce the impact of noise, nuisance and disturbance. This is because people are less likely to congregate within the area because there is no seated equipment.

9.2 Neighbouring amenity

It is recognised that the exercise equipment is proposed to be in the same location as the previously refused application. However, the seated leg press has been removed from the scheme which for reasons discussed in section 9.1 means that people are less likely to congregate. Furthermore, the benches have been removed from the scheme and again, this will make this a less attractive area for people to congregate.

The reduction in the amount of equipment and the location of the equipment alongside the garages in conjunction with the removal of the benches from the scheme would mean there would be less impact on neighbouring amenity. This is because fewer people are likely to use this area of the recreation field because of a reduction in facilities. The equipment will be obscured from the adjoining residential properties because of the position of the garages that form a barrier between the playing field and the houses or are at sufficient distance to be unaffected.

9.3 Recreational Ground

Outdoor exercise equipment is not an uncommon feature within a recreational ground. Furthermore, the proposed exercise equipment would be of great health benefits to society. The loss of open recreation ground would be minimal because the exercise equipment and path is located on the outskirts of the playing field and is unlikely to interfere with sporting activities.

Concerns were raised about the impact that the proposals would have on the trees. The proposed exercise equipment is not located close to the canopy of any trees; therefore there would be no harm. The proposed path would not be harmful to the trees because the excavation required for the path would be minimal.

The bin would mean that litter is less likely to be on the recreational ground and therefore the addition of a bin to the recreational ground is considered an improvement to the area.

Recommendation: Permission

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

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

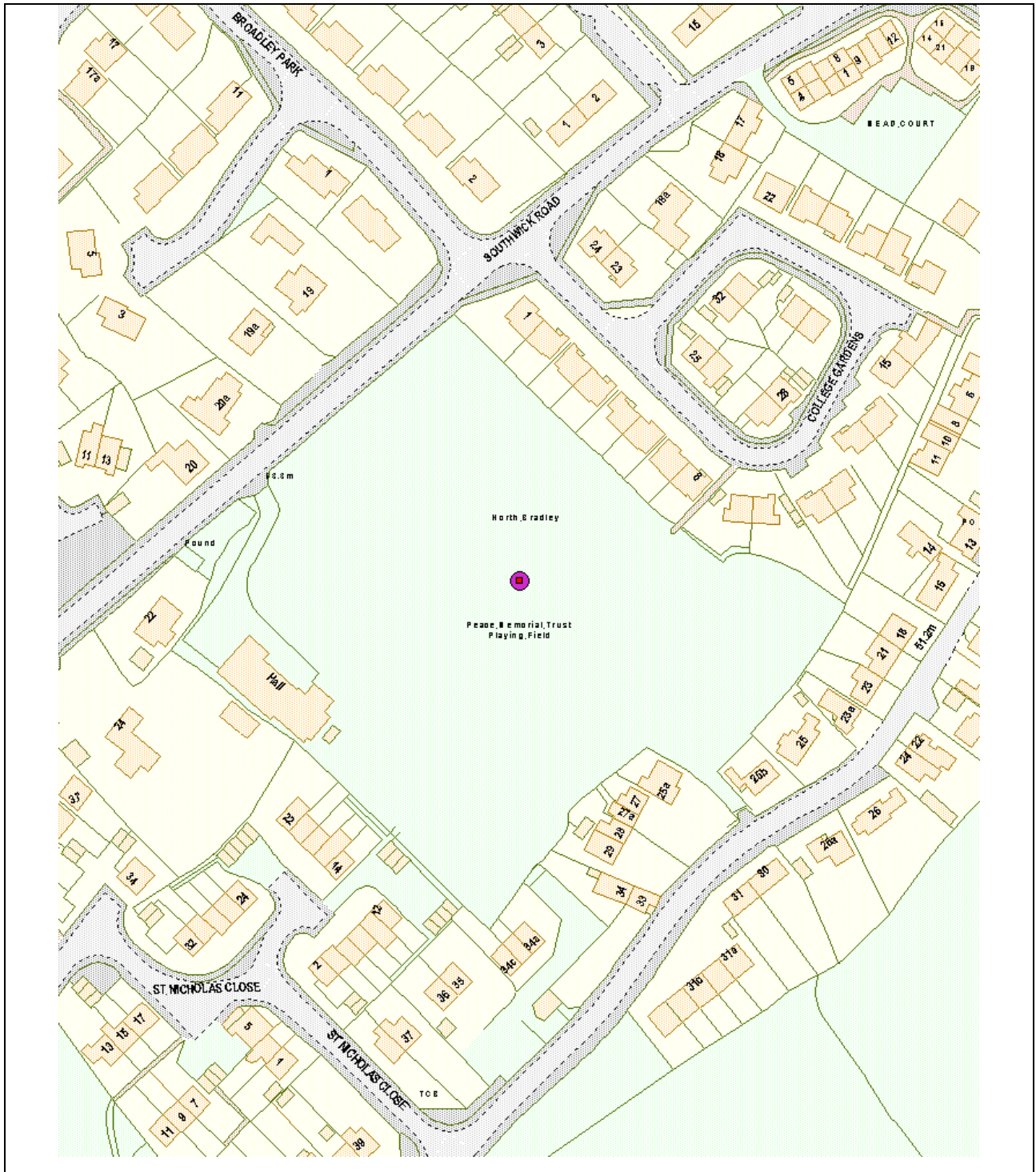
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The litter bin shall be installed and made ready for use prior to the installation of the exercise equipment and shall be retained as such in perpetuity thereafter.

REASON: To ensure that provision is made to avoid nuisance from litter

POLICY: West Wiltshire District Plan 1st Alteration 2004 – Policy C38

Appendices:	
Background Documents Used in the Preparation of this Report:	



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RELEVANT APPLICATION PLANS

- Drawing : SITE PLAN received on 16.03.2010
- Drawing : DESIGN AND ACCESS PLAN received on 22.04.2010
- Drawing : SITE PLAN/LOCATION OF EQUIPMENT received on 22.04.2010
- Drawing : AIR SKIER received on 16.03.2010
- Drawing : PULL UP AND DIP STATION received on 16.03.2010
- Drawing : DOUBLE AIR WALKER received on 16.03.2010