

**REPORT TO THE NORTHERN AREA  
PLANNING COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>16<sup>th</sup> May 2012</b>		
<b>Application Number</b>	<b>12/00239/FUL</b>		
<b>Site Address</b>	<b>Land at Station Road, Calne, Wiltshire</b>		
<b>Proposal</b>	<b>Extension to the Current Skate Bowl/Park</b>		
<b>Applicant</b>	<b>Wiltshire Council</b>		
<b>Town/Parish Council</b>	<b>Calne</b>		
<b>Electoral Division</b>	<b>Calne Central</b>	<b>Unitary Member</b>	<b>Cllr Howard Marshall</b>
<b>Grid Ref</b>	<b>399724 170729</b>		
<b>Type of application</b>	<b>Full</b>		
<b>Case Officer</b>	<b>Brian Taylor</b>	<b>01249706683</b>	<b>brian.taylor@wiltshire.gov.uk</b>

**Reason for the application being considered by Committee**

The application has been submitted by Wiltshire Council and objections have been received which it has been unable to resolve.

**1. Purpose of report**

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

**2. Report summary**

The main issues in the consideration of this application are as follows:

- Principle of development
- The provision of an additional community, leisure and recreational facility
- Impact upon residential amenity
- Impact upon visual amenity of the vicinity

The application has generated support from Calne Town council; and three objections from local residents.

**3. Site Description**

The site is located on station road, immediately to the rear of the Fire Station. There is a large are of unused land immediately adjacent to the existing bowl where the new bowl is to be located. There are no trees within the site but large trees are immediately on the boundary, but outside the site. The site is largely screened from views from Station Road by the fire station, fences and trees.

There are residential properties on the other side of Station Road, the closest of which are those on Woodland Park.

There is a vehicular access to the area of public open space to the north, but vehicular access to the skate park site is blocked by a locked gate.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>96/01138/FUL</b>	Construction of a Skate Park and Fun Bmx Track Skate Park/Fun Bmx Track	PERMIT (Temporary)
<b>99/01178/s73a</b>	Renewal Of Temporary Permission N/96/1138/F - Construction Of Skate Park & Fun Bmx Track	PERMIT (Temporary)
<b>06/00540/FUL</b>	Skate/BMX Bowl - Removal of Condition 1 of 99/01178/S73A	PERMIT

## **5. Proposal**

The proposal has been submitted by Wiltshire Council on land within the ownership of Calne Town Council and with the support of the Calne Area Board. The existing bowl was granted planning permission in 1996 and has been on site and in regular use for many years. The proposal is to add a new permanent skate bowl immediately adjacent to the existing bowl.

## **6. Planning Policy**

North Wiltshire Local Plan 2011: Community Facilities Policies CF1; CF2 and general Development Control Policy C3

Wiltshire Core Strategy Pre-Submission Document: Core Policy 1 (designating Calne as a “Market Town”) and Core Policy 8 (Spatial Strategy for Calne Community Area).

The National Planning Policy Framework (hereafter referred to as NPPF): paragraphs 69 – 78 Promoting Healthy Communities

## **7. Consultations**

Calne Town Council:

*Members supported this application.*

Public Protection:

*I recommended the installation of an 2.0m acoustic screen (specification below), in 2004 when asked to assess noise from some improvements to the Skate Bowl at that time: Feather-edged lapped timber fence of 15 kg/m<sup>2</sup> minimum density, with no holes. I would recommend that the same specification of fence be installed at the boundary of the proposed extension. This will adequately protect residents from unreasonable noise levels from the skating itself.*

*With regard to any Anti-Social Behaviour issues, I can confirm that whilst the Community Support Team received complaints during 2009, I am informed that there have been no concerns in this regard since that time. I understand that the Town Council are also looking at improved surveillance measures, such as CCTV / lighting to deal with any such issues.*

Highways Team:

*The objector seems to be identifying a potential road safety issue, stating that children will run or cycle straight into the road. There is no road safety issue at present and no evidence to suggest that the situation will be changed by this proposal. No Objection*

## **8. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

3 letters of letters of objection received.

Summary of key relevant points raised:

- Concerns regarding the noise and unruly/antisocial behaviour that occurs in the evenings often late into the night.
- Concern that the extension will lead to increased traffic on Station Road.
- Parking problems
- Rubbish being left on the site and vandalism

## **9. Planning Considerations**

### *Principle of development*

The North Wiltshire Local Plan supports the provision of community, leisure and recreation facilities within or adjacent framework boundaries.

Guiding principles set out in paragraph 69 of the NPPF sets out a broad policy context within which to determine this application:

*“The planning system can play an important role in facilitating social interaction and creating healthy inclusive communities...”*

The site is adjacent to an existing skate bowl and other public open space in an accessible location near the centre of Calne.

### *Impact upon residential amenity*

Three letters of objection have been received which raise concerns about noise and anti social behaviour at the skate park. The Public Protection team have recommended that the installation of acoustic fencing along the boundary of the site will ensure that residents are protected from the noise of the skating itself. However, it appears that this is not the main area for concern it is that youths (who may or may not be using the skate bowl) congregate near the access to the site and cause noise disturbance. Whilst the Community Support Team received complaints during 2009, there have been no concerns in this regard reported since that time. It also understood that the Town Council are also looking at improved surveillance measures, such as CCTV / lighting to deal with any such issues.

Whilst there may be ongoing issues with unruly or anti-social behaviour at this site it is not considered that the introduction of the additional skate bowl is likely to make the situation any worse. Any disturbance or antisocial behaviour can be dealt with under separate legislation.

The highways team do not consider that the proposal will lead to any particular problems (or worsening of any existing perceived problems) and raise no objection to the application.

#### *Impact upon visual amenity of the vicinity*

The skate bowl itself is largely below the existing ground level and will have limited impact upon any views into the site. The acoustic fencing that will be required as a noise attenuation measure will be visible, but there is such fencing in close proximity and when seen against the backdrop of the Fire Station will have limited impact.

No lighting is proposed for the skate bowl.

There are a number of mature trees on the boundary of the site which will need to be protected during construction of the bowl.

### **10. Conclusion**

The broad policy guidance within the recently published NPPF certainly regards the promotion of “*healthy communities*” as critical and the role of the planning system in helping to achieve such, as important.

Arguably a planning application for the extension of this existing facility is a tangible and practical example of support for the health of a local community and the Council (in its role as the Local Planning Authority considering the principles of such an application) should, from the outset, rightly adopt an enabling and supportive posture.

Consideration of the application against more generalised development control criteria based policy in the adopted North Wiltshire Local Plan 2011, reveals that the proposal would not have a detrimental impact upon the amenities of surrounding residents, highway safety, or the feel and visual character of the locality.

The proposed extension of this existing skate park facility is to be applauded and, in the context of the above, it is recommended that planning permission should be granted subject to the imposition of relevant and necessary planning conditions.

### **11. Recommendation**

Planning Permission be GRANTED for the following reason:

The proposed extension to the existing skate park will ensure the continued use of a well supported local recreation facility which accords with the Policy C3 and CF2 of the North Wiltshire Local Plan and the aims of the National Planning Policy Framework 2012.

Subject to the following 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Prior to the first use of the proposed skate bowl a 2.0 m high feather-edged lapped timber fence of 15 kg/m<sup>2</sup> minimum density, with no holes shall be erected on the boundary of the site in a position to be first agreed in writing with the local planning authority. The fence as erected shall be maintained in a good condition thereafter.

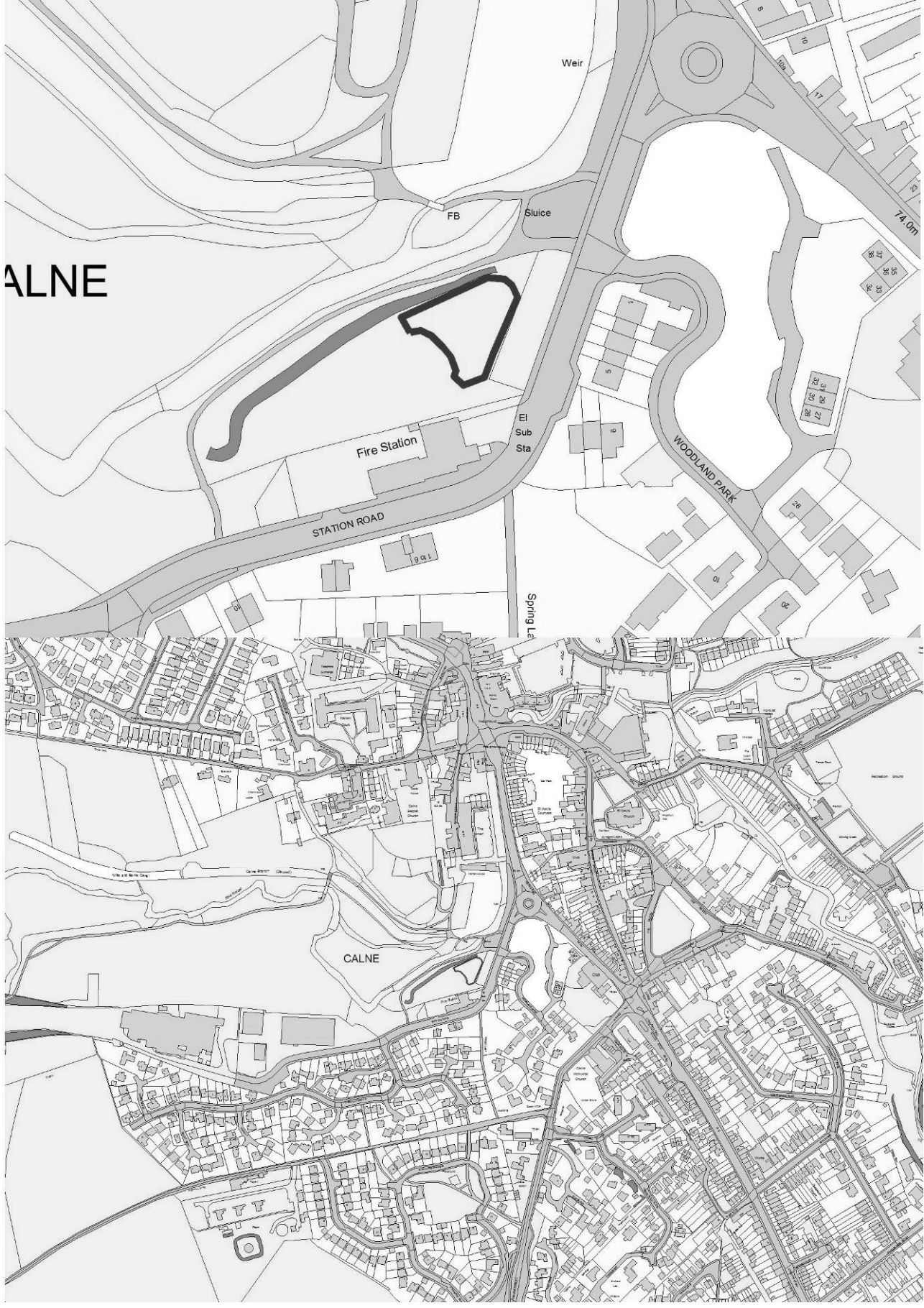
REASON: the fence is necessary as a noise attenuation measure to protect the amenity of local residents from the noise generated by use of the skate bowl and to comply with policy C3.

3. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

#### Plans

Site Location Plan (17/02/12), Sections (17/02/12), Dimensions/Block Plan (17/02/12), Computer Generated Visual (17/02/12), Typical Construction Details (5182-4-1 and 5182-4-2) (27/01/12)

REASON: To ensure that the development is implemented as approved.



ALNE

Fire Station

STATION ROAD

WOODLAND PARK

CALNE

Weir

FB

Sluice

EI Sub Sta

Spring La

74.0m