

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	15.09.2010		
Application Number	W/10/02102/FUL		
Site Address	Corsley Playing Field Corsley Heath Corsley Wiltshire		
Proposal	Provision of children's and other equipment, general refurbishment works and upgrading of existing pedestrian access		
Applicant	Corsley Memorial Playing Field		
Town/Parish Council	Corsley		
Electoral Division	Warminster Without	Unitary Member:	Fleur De Rhe-Philippe
Grid Ref	382087 145613		
Type of application	Full Plan		
Case Officer	Mr Steve Vellance	01225 770344 Ext 5107 steven.vellance@wiltshire.gov.uk	

Reason for the application being considered by Committee:

Councillor Fleur de Rhe-Philippe has requested that this item be determined by Committee due to the scale of development, relationship to adjoining properties and design - bulk, height, general appearance of the proposed development.

1. Purpose of Report

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

Neighbourhood Responses

15 letters/emails received objecting to the proposals

Parish Council Response

Object to the proposals for the reasons stated in section 7 of the report

2. Main Issues

The main issues to consider are:

Neighbouring amenity

Recreational Use of the land.

3. Site Description

Corsley memorial playing field is an area of recreational land located within Corsley and bounded by residential properties to the north, north-east, south and west. The historical and current use of the land is recreational and presently contains two tennis courts and a cricket pitch.

4. Relevant Planning History

76/01019/His Erection of sports pavilion Permission 06.05.1977

82/00540/His Construction of one hard tennis court Permission 08.06.1982

83/00355/Ful Erection of new cricket pavilion Permission 25.05.1083

99/00659/Ful Two tennis courts with floodlighting and pavilion Refused 15.07.2010

90/01629/Ful Erection of wooden tennis clubhouse Permission 08.01.1991

03/01667/Ful Equipment building Permission 30.10.2003

07/00651/Ful Removal of existing climbing frame from children's play area and replace with smaller piece of equipment i.e. low rotator Permission 11.07.2007

5. Proposal

The proposal is for the provision of children's and other equipment, general refurbishment works and the upgrading of two pedestrian accesses. The application is made by the Corsley Memorial Playing Fields Committee.

The proposed children's play equipment would include the following items of equipment:

Aerial Runway: Also referred to as a cableway or Zip wire, which would be sited to the North West aspect of the larger of the two tennis courts. The runway would stretch for a distance of 34 metres and would consist of two purpose built frames supporting a length of wire suspended at a height of 4 metres above ground level. Users would be elevated and would be able to slide along the wire from one end to the other, a soft rubber surface would be provided to cushion any falls.

Balance Bar Springer: Would consist of a wooden beam sitting on two springs, which children would be able to walk across. Approximate measurements would be 6 metres long by 0.4 metres wide, raised to a height of 0.8 metres.

Bicycle Area: Would be sited to the east of the larger of the two tennis courts and would consist of a single lane bicycle trail. Safety fencing would be provided for the wellbeing of the three mature oak trees within close vicinity.

Boules Area: Would be sited in between the two tennis courts and would approximately measure 15 metres in length by 5 metres in width.

Climbing Post: Would consist of a climbing post 3 metres high by 0.3 metres wide.

Multi Use Goal End: Consists of a pre-constructed basketball hoop and football goalposts, it would approximately measure 5.7 metres wide by 3.7 metres in height.

Multi Use Rebound Wall: Would be sited against one side of the wire mesh, at the smaller sized tennis court. Its dimensions would be 6 metres wide and 3 metres tall.

Nest Swing: Would be a large sized swing, held within an "A" frame capable of containing several children.

Cycle Ramp: Would measure 4.2 metres in length and would be raised 1.8 metres in height and would be in close proximity to the proposed cycle area.

Privacy Screening: Would be placed on the northern and eastern sides of the existing wire mesh, of the double tennis courts.

Shade sail: Would offer shade from the sun and would be in the form of a triangular sail, with each of the three sides measuring 5 metres. It would be raised to a height of 3 metres and its colour would either be green or beige, a picnic table made from recycled plastic, with the appearance of wood, would be located underneath the shade sail.

The car park would be more clearly denoted and the use of a recycled plastic grass grow through matting would be used as the surface material.

Other ancillary works to the site would include:

The relocation of the equipment shed, the upgrading of the two existing side accesses to enable easier access, the provision of seating benches, repair work to the two brick pillars by the main entrance to the site and the resurfacing of the multi use all weather area.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004)
C3 Special Landscape Area
C31a Design
C38 Nuisance
Leisure and Recreation Development Plan Document.

7. Consultations

Corsley Parish council

Object to the proposal, on the following grounds:

- The close proximity of the proposed equipment to residential neighbours would result in a loss of amenity due to the likelihood of noise, nuisance and disturbance contrary to policy C38 of the West Wiltshire District Plan 1st Alteration 2004.
- The proposed equipment does not harmonise with its setting in the Special Landscape Area, contrary to policy C31a of the West Wiltshire District Plan 1st Alteration 2004.
- A number of the statements contained within the applicant's submission are a misrepresentation of facts.

Highways

No objections.

Tree & Landscape Officer

No objections, commenting that there are no arboricultural or landscape reasons to refuse the planning application.

The officer requests that two suggested planning conditions relating to the provision and implementation of an arboricultural method statement, be applied to the planning permission, which relate to the bicycle area, the ramp access and safety fencing areas.

Environmental Health - Protection

No objections, and submits the following comments:

- The Environmental Health Officer visited the site on a Friday afternoon during the school holidays and found it to be not in use.
- Main issue to the planning application is the potential loss of amenity due to noise.
- There are no British Standards set down which can be referred to when assessing acceptable noise levels for this type of intended use.
- Objective site assessment was necessary when considering potential noise levels, which included assessing the size of the site, the relative distance to neighbouring properties, the lack of any proposed lighting and the fact that the proposed play equipment was to be intermingled with the existing play equipment.
- The proposed off road bicycle facilities were assessed after visiting two existing cycle facilities in Exeter.
- A planning condition be applied that states planning permission is required, in the event that exterior lighting is required.

8. Publicity

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

Expiry date: 10 September 2010

Summary of points raised:

Fifteen letters and emails of objection were received, with one person writing in twice. The following points were raised:

- Noise nuisance to the wildlife and residents at Birchwood Close, whose gardens back onto the playing field.
- Concern over possible damage to trees which have TPOs on them.
- Over intensive development and use of the playing field.
- Community has lost its school due to declining child numbers; the small number of children (36) who live in the village would under-use the equipment.
- The proposed equipment would be under-used by the local community and would attract non Corsely residents, leading to highway problems.
- Proposed zip wire and biking areas would be too close to each other to be safe.
- Zip wire would be too close to the existing toddlers play area.
- Zip wire would be too close to the tennis courts and would be a distraction to the tennis players.
- The rebound board would cause a nuisance with its balls affecting nearby properties.
- The proposed equipment would encourage vandalism and anti-social behaviour.
- Concern about the safety of unaccompanied children.
- Concern about the lack of funding for maintenance of the proposed equipment.
- Concern over the siting of the cycle ramp.
- Tennis players would be distracted by the use of the various play equipment.
- Tennis spectators would be distracted and would not be able to watch matches in peace.
- The existing tennis court playing surface will not be able to accommodate the proposed multi sport activities.
- Lack of effective pre-application consultation with the immediate residents as to the siting of the equipment.
- The proposed equipment could be distributed elsewhere on the site.
- The submitted plans do not show the entire playing field.
- The tennis club support the good intentions of the application and have reached agreement with regard to the siting of the boules area and satisfied with the proposed area for the bicycle track.

- The tennis club has reached an amicable agreement with the applicant with regard to the privacy screening of the cycle track and relocation of the zip wire.
- The tennis club would give its full support if the scheme if their compromise were to be accepted by the applicant.

9. Planning Considerations

9.1 Neighbouring amenity.

The potential loss of amenity is a major consideration when assessing the planning merits of this application and in this instance this relates to potential noise nuisance. The comments raised by Environmental Health in section 7 of this report are relevant.

Dwellings to the southern aspect of the site at Birchwood Close have the potential to be most affected by the development and the proposed bicycle area in the eastern corner of the site, has generated a substantial amount of neighbour comments. The closest dwelling at Birchwood Close, whose garden would be approximately 16 metres away from the cycle area would be the closest. However, this distance and the fact that mature boundary treatment is in place and no exterior lighting is proposed, are sufficient factors to mitigate impact on amenity. Importantly, after fully assessing this aspect of the site, Environmental Health has raised no objections.

The proposed Boules area between the two tennis courts is the only other proposal which would back onto the rear of Birchwood Close; third party correspondence indicates that this and the Zip Wire may be re-sited at some time in the future. In the event that planning permission is granted, an application for a non material amendment would need to be submitted by the applicant, if this were to happen.

The remaining proposals within the application are considered to be sited at a sufficient distance so as not to impact on amenity.

9.2 Recreational use of the land.

The Leisure and Recreation Development Plan Document is keen to maximise the use of existing leisure facilities whilst giving attention to the needs of young people and involving them in their local environment. Information contained within the applicants accompanying statement and the site's planning history confirms that recreational use is the established use of this land. This is also borne out by the fact that the site currently has a number of play equipment already installed. Therefore, the principle of play equipment being sited on this land is accepted and cannot be disputed.

In response to the numerous objections relating to the inappropriate choice and location of equipment, the applicants sought and obtained pre-application advice from this Council's Play and Open Spaces Manager, upon whose guidance the relevant pieces of equipment were submitted within this application.

Concern has also been received with regard to possible damage to trees, the Council's Tree and Landscape Officer has raised no objections, suggesting the implementation of two planning conditions. There are no protected trees on this site.

The proposed equipment is intended for use by all age ranges and abilities and is not solely intended for child use, this being the case, concerns about the equipment being underused are potentially unfounded. Various members of the tennis club raised numerous concerns and a letter was consequently received from the tennis club stating that it had reached a level of agreement with the applicant and the parties were seeking to work in collaboration with each other.

Policy C3 of the West Wiltshire District Plan 1st Alteration (2004) relating to the Special Landscape Area applies to the site, as argued by the Parish Council. The site's use and appearance is already established and the land is bounded by residential development. This being the case, the proposal would not have a detrimental impact on the landscape character of the surrounding countryside.

9.3 Other Matters.

The resiting of the existing equipment shed, the upgrading of the two existing side accesses to enable easier access, the provision of seating benches, repair work of the two brick pillars by the main entrance to the site and the resurfacing of the multi use all weather area, all pose no problems and are wholly acceptable.

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 No site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works within the Bicycle Area (30), Ramp Access (49) to the bicycle area and the Safety Fencing (66) in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -
 - A specification for protective fencing to trees during development phase which complies with BS5837:2005 and a plan indicating the alignment of the protective fencing;
 - A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2005
 - A schedule of tree works conforming to BS3998.
 - Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
 - A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction including details of the no-dig specification in the ramped area;
 - Details of the works requiring arboricultural supervision (the ramped area) to be carried out by the developer's arboricultural consultant and procedure for notifying the Local Planning Authority of the findings of the supervisory visits.

Reason: To prevent trees on site from being damaged during construction works.

- 3 The development shall be carried out as specified in the approved Arboricultural Method Statement (ASM), and shall be supervised by an arboricultural consultant.

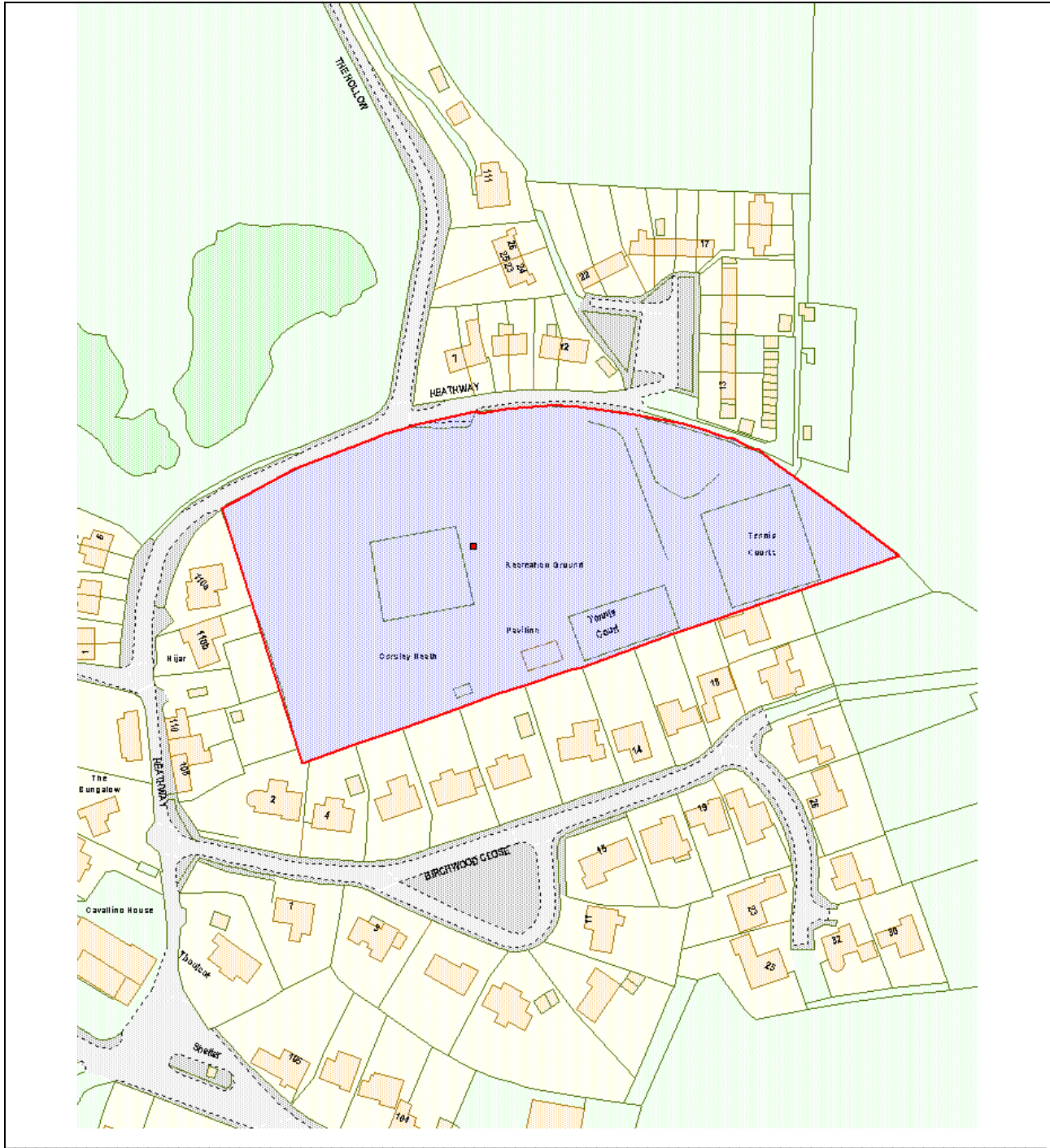
Reason: To prevent trees on site from being damaged during construction works.

- 4 Details of any proposed lighting to the site (including measures to minimise sky glow, glare and light trespass) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall only be carried out in accordance with the approved details.

REASON: In the interests of amenity and light pollution prevention.

POLICY: West Wiltshire District Plan - 1st Alteration - Policys C38.

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



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RELEVANT APPLICATION PLANS

Drawing : SITE LOCATION PLAN P.24 received on 02.07.2010
Drawing : EXISTING BLOCK PLAN P.25 received on 02.07.2010
Drawing : PROPOSED BLOCK PLAN P.25A received on 02.07.2010
Drawing : PROP AERIAL RUNWAY/ZIP WIRE P.26 received on 02.07.2010
Drawing : PROP. BALANCE LOG SPRINGER P.28 received on 02.07.2010
Drawing : PROP. BIKE TRAIL P.30 received on 02.07.2010
Drawing : PROP. BOULES COURT P.33 received on 02.07.2010
Drawing : PROP. CLIMBING POST P.35 received on 02.07.2010
Drawing : PROP. MULTI USE GOAL END P.37 received on 02.07.2010
Drawing : PROP. GOAL END MATS P.38 received on 02.07.2010
Drawing : PROP.MULTI USE REBOUND WALL P.40 received on 02.07.2010
Drawing : PROP. NEST SWING BLOCK PLAN P.44 received on 02.07.2010
Drawing : PROP. NEST SWING ELEVATION P.45 received on 02.07.2010
Drawing : PROP. CAR PARK LAYOUT P.47 received on 02.07.2010
Drawing : PROP. CYCLE RAMP P.49 received on 02.07.2010
Drawing : PROP. CYCLE RAMP ELEVATION P.50 received on 02.07.2010
Drawing : PROP. PRIVACY/WIND SCREEN P. 51 received on 02.07.2010
Drawing : PROP. SHADE SAIL BLOCK PLAN P.55 received on 02.07.2010
Drawing : PROP. SHADE SAIL ELEVATION received on 02.07.2010
Drawing : EXISTING ENTRANCE PILLARS P.63 received on 02.07.2010
Drawing : ENTRANCE PILLARS DETAIL P.64 received on 02.07.2010
Drawing : PROPOSED FENCING P.66 received on 02.07.2010
Drawing : PROPOSED GATE P.67 received on 02.07.2010
Drawing : PROPOSED BIKE AREA FENCE P.68 received on 02.07.2010
Drawing : PROPOSED LOWER KERB P.69 received on 02.07.2010
Drawing : WEATHER SURFACE MATERIAL P.71 received on 02.07.2010