

10/00819/R3FUL: CONSTRUCTION OF CONCRETE SKATE BOWL AT LAND ADJACENT TO WERRINGTON BOWLING GREEN, STIMPSON WALK, WERRINGTON, PETERBOROUGH
VALID: 17th JUNE 2010
APPLICANT: PETERBOROUGH CITY COUNCIL STRATEGIC PROPERTY
AGENT: PETERBOROUGH CITY COUNCIL PROPERTY, DESIGN AND MAINTENANCE
REFERRED BY: HEAD OF PLANNING SERVICES
REASON: THE APPLICATION IS OF WIDER PUBLIC INTEREST
DEPARTURE: NO
CASE OFFICER: MRS J MACLENNAN
TELEPHONE: 01733 454438
E-MAIL: janet.maclennan@peterborough.gov.uk

1 SUMMARY/OUTLINE OF THE MAIN ISSUES

The main considerations are:

- The principle of the development
- Design and Visual Amenity
- Impact on neighbouring Residential Amenity
- Security implications
- Landscape implications

The Head of Planning Services recommends that the application is APPROVED.

2 PLANNING POLICY

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

Development Plan Policies

Key policies highlighted below.

The Peterborough Local Plan (First Replacement)

DA1: Townscape and Urban Design - Seeks development that is compatible with or improves its surroundings, creates or reinforces a sense of place and would not have an adverse visual impact.

DA2: The effect of a development on the amenities and character of an area - Planning permission will only be granted for development if it can be satisfactorily accommodated on the site itself, would not adversely affect the character of the area and would have no adverse impact on the amenities of the occupants of nearby properties.

DA11: Design for security - Planning permission will not be granted for a development unless vulnerability to crime has been satisfactorily addressed in the design, location and layout of the proposal.

LT3: Loss of open space - Planning permission would not be given if a development would result in a loss of open space that would give rise to a deficiency.

Material Planning Considerations

Decisions can be influenced by material planning considerations. Relevant material considerations are set out below, with the key areas highlighted:

Draft Open Space Strategy 2005

3 DESCRIPTION OF PROPOSAL

The application seeks permission for the provision of a Skate Park on land to the north of the Werrington Bowls Club. The construction will comprise an in situ concrete bowl, designed to provide a mix of bowls and ramps. An indicative design scheme has been submitted and will be approximately 250m² in area with a maximum bowl height of 2m. A very similar scheme was recently completed in Bretton Park. The area will be heavily mounded with no perimeter fencing. A concurrent application has been submitted for the construction of a community car park on land to the east of the Skate Park (ref. 10/00730/R3FUL).

4 DESCRIPTION OF SITE AND SURROUNDINGS

The application site is approximately 800m², currently designated as open space, which lies to the north east of the Werrington Bowls Club. The site is bounded to the north east by an avenue to trees, a public footway beyond which is an area of open space and to the north west and south west by a mature hedge. William Law Primary School planning field abuts the site to the north west. Directly to the south east is a triangular piece of land which is subject to planning application ref. 10.00819/R3FUL for the provision of a community car park. The immediate context comprises an open soft landscaping character.

5 PLANNING HISTORY

None relevant to the site

6 CONSULTATIONS/REPRESENTATIONS

INTERNAL

Landscape Officer – No objections - It is assessed that the proposals should have limited adverse landscape impact in the location shown. The proposed facility is however within close proximity to a mature hedge surrounding the bowling green and Horse Chestnut avenue, which are both considered to be of considerable landscape value. It is however assessed that the development proposals should not adversely harm these features provided a suitable tree and hedge protection scheme is implemented throughout development.

Rights of Way Officer – No objections - Planning application indicates new public right of way to be created? Where will the site be accessed from for construction vehicles.

Senior Architectural Liaison Officer – No objections - There will be a high likelihood that the concrete surface may be prone to graffiti. However as this is not direct view of residential areas it may not be considered a significant concern. Appropriate lighting should be considered in order to provide safety for young people to use this facility during winter evenings. No mention in this or the car park application, has been made to the possibility of including CCTV in the area and this would provide considerable benefits in relation to the safety of Skate Bowl users, preventing theft and damage in the area - particularly as it is close to the Bowling Club and also provide additional security benefits for the community car park.

Peterborough Local Access Forum – No objections - supports the construction of this important facility.

EXTERNAL

NEIGHBOURS

A total of 51 representations have been made on the application, many of these are in support of the proposed Skate Park but object to the location of the MUGA (not part of this application). There have been 6 fundamental letters of objections raising the following issues:

- Both the school and key LA Officers were unaware that an application for a community car park, Skate Park and MUGA was being made.
- Delighted to note the provision of a Skate Park and MUGA – both long overdue in the Werrington area
- The area of land currently incorporating the proposed Skate Park measures approximately 55 x 50 metres there is ample space to incorporate the planned Skate Park and the proposed MUGA measuring 28 x 17 metres without compromising school security.
- Will encourage youths to hang around there, drinking, smoking, verbally abusing
- A facility like this would possibly increase the problem of anti social behaviour.
- Impact on the sheltered housing nearby
- Loss of field enjoyed by dog walkers, joggers and families
- Little green space available especially when the adjacent football field is in use
- Skate park may well provide entertainment for a few youths but this may be at the distress of the rest of the community.
- Youths will intimidate users of the footway which the police will not have the resources to deal with
- The beautiful area would be replaced by a graffiti covered concrete monstrosity
- Impact on the amenity of neighbouring properties
- Should be built on the field behind Ken Stimpson School.

WERRINGTON NEIGHBOURHOOD COUNCIL

We welcome this application and consider that the skate bowl will make an important contribution to the facilities for young people in Werrington. On balance this is a good location, relatively distant from neighbouring properties and fits well with the adjacent community uses and open space. It has good pedestrian and cycle access. We understand that the design has been the subject of consultations with the prospective users. We are not aware of any concerns at this stage but may wish to give our support to any views expressed by these potential users. There is a proposal to site a MUGA at some location near existing youth provision and adjacent to the centre. This is one possible site which should be considered and this needs to be decided before implementation of the bowl.

7 REASONING

a) Introduction

There is currently an existing Skate Park situated on a piece of land between two hard sports areas (tennis courts and football area) on Ken Stimpson School/Werrington Sports Centre. The equipment on it is made of steel and is extensively used by young people. The current facilities are in need of replacement and presenting maintenance issues. It is proposed that a Multi Use Games Area (MUGA) will occupy the site of the former Skate Park, however, this is not part of the planning application under consideration.

Wheeled sport has been an enduring feature of young peoples` recreation in Werrington for many years. Extensive consultation about the facility has been carried out over the last three years with the user group led by Stuart Mathers (Youth Worker for Werrington). Councillors John and Judy Fox and Councillor Lane have also been present during the consultations. The prospective new skate park has been on the Neighbourhood Council agenda regularly for a number of years and is fully supported by them.

A substantial number of representations made by the School and associated representatives refer to the lack of consultation on the proposed Skate Park and MUGA. There were no pre-application discussions

with the Local Planning Authority however, the Case Officer is content that all statutory consultations have been undertaken.

b) Principle of Development

The proposed skate park would be located on a piece of land currently designated as open space. The proposed use of the site as a Skate Park accords with the open space designation of the land and will provide a recreation facility for children and teenagers. The proposal therefore will not result in the loss of open space, and indeed, the draft Open Space Survey confirms that there is an overall surplus of amenity open space in Werrington. With regards to accessibility to the remaining open space this will not be significantly affected by the proposal. The site is located away from residential properties in an area characteristic of community facilities and is within an easily accessible and safe location. The proposal therefore is not considered to conflict with policy LT3 of the Adopted Peterborough Local Plan (First Replacement).

c) Design and Visual Amenity

The site is enclosed by substantial semi mature trees and hedges which will provide enclosure for the proposed Skate Park. As the whole construction of the bowl will be built into the ground and mounded it will become part of the landscape; the impact on natural features would be minimised and would not be visually intrusive to the surrounding soft landscape character. No perimeter fencing is proposed. In January 2010 three skate park suppliers came to Werrington to talk with the user group individually so they could produce designs for the new skate park based on the ideas and needs of the young people. The final design has not yet been determined and the details will be secure by condition. It is considered that the proposal will not result in an adverse impact on the visual amenity of the area and hence the proposal accords with policies DA1 and DA2 of the Adopted Peterborough Local Plan (First Replacement).

d) Residential Amenity

The proposed siting of the Skate Park is considered to be the optimum location for this use as it would be situated at an adequate distance to neighbouring properties; approximately 45 metres from residential properties to the east in Middle Pasture and approximately 80 metres from residential properties in Derwood Grove. In addition, the proposed concrete materials would emit substantially less noise than steel or composite materials. It is considered that the proposal would not result in any adverse impact on the residential amenity of the occupiers of nearby properties and therefore accords with policy DA2 of the Adopted Peterborough Local Plan (First Replacement).

e) Design for security

There is currently no lighting or CCTV provision proposed for the Skate Park and given the fairly enclosed nature of the site the Senior Architectural Liaison Officer has advised that the skate park will draw youths to this area and that the provision of CCTV would serve to provide security for users of the car park and users of the skate park. Consideration should also be given to the safety of young people using this facility during winter evenings. CCTV provision would provide considerable benefits, preventing theft and damage and ensuring the safety of the Skate Park users. The provision of CCTV would also address some of the concerns regarding antisocial behaviour in the area. Lighting and CCTV provision shall be secured through a condition. Hence the proposal accords with policy DA11 of the Adopted Peterborough Local Plan (First Replacement).

f) Landscape Implications

The proposal will have limited impact on the landscaping features of the site. However the development would be close to trees along the north eastern boundary and a mature hedge to the north west and south west which are considered to provide a positive contribution to the visual amenity of the area. A tree and hedge protection condition shall be appended to the decision to ensure the longevity of these features. The proposal therefore accords with policy LNE9 of the Adopted Peterborough Local Plan (First Replacement).

8 CONCLUSIONS

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against relevant policies of the development plan and specifically:

- The proposal will not result in the loss of open space and will provide a recreational community facility for children and teenagers
- The design of the Skate Park will assimilate with the natural features of the site and will not result in an adverse visual impact on the amenity of the area
- The site is located at an adequate distance to neighbouring residential properties to avoid any detrimental impact
- The vulnerability to crime has been addressed.

Hence the proposal accords with policies DA1, DA2, DA11, LNE9 and LT3 of the Adopted Peterborough Local Plan (First Replacement).

9 RECOMMENDATION

The Head of Planning Services recommends that this application is APPROVED subject to the following conditions:

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 (a) No development or other operations shall commence on site until a scheme (herein after called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme;

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place;

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme;

(d) Protective fencing shall be retained intact for the full duration of the development hereby approved, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority;

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

C 3 Before any work commences, details of the layout, design and materials for the Skate Park shall be submitted to and approved in writing by the Local Planning Authority and the work shall be carried out in strict accordance with those details.

Reason: For the Local Authority to ensure a satisfactory appearance, in accordance with Policies DA2 and LNE9 of the Peterborough Local Plan (First Replacement).

C4 Prior to the commencement of development unless otherwise agreed in writing with the Local Planning Authority, a scheme for the provision of lighting and CCTV coverage shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting and CCTV scheme shall be provided prior to the Skate Park being brought into use.

Reason: In the interests of community safety and amenity in accordance with policies DA2 and DA11 of the Peterborough Local Plan (First Replacement).

C5 Prior to the commencement of development, a Construction Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. Inter alia, this Plan shall include:

- a scheme for construction access;
- a scheme for the parking of construction vehicles and staff vehicles
- a scheme of chassis and wheel cleansing for all vehicles visiting the site during the period of construction to prevent the carriage of mud and debris onto the public highway; (the scheme shall ensure that all vehicles leaving the site shall pass through the cleaning equipment before entering the public highway and in the event of the approved vehicle-cleaning equipment being inoperative, development operations reliant upon compliance with this condition shall be suspended unless and until an alternative equally effective method of cleaning vehicles has been approved by the Local Planning Authority and is operational on site).

The development shall be carried out in accordance with the approved Plan at all times unless the written agreement of the Local Planning Authority has been given to any variation.

Reason: In the interests of amenity and in accordance with policies T1 and DA13 of the Adopted Peterborough Local Plan (First Replacement) 2005.

Copy to Councillors John Fox, Judith Fox, Stephen Lane