

16/00348/REG3

Installation of new play equipment at Orchard Close Play Area, Weldon, Corby for CBC

Background

This application relates to an area of council owned open space to the west of the village hall, to the east of the Weldon Primary School playing field and directly to the south of Orchard Close. A stream runs to the south and separates the site from the rear of the properties on the High Street.

The site currently has play equipment and the proposal is to install additional play equipment for the free use of the children of the village.

The proposal is from Corby Borough Council and therefore the application is to be taken to planning committee for decision.

Description

This proposal is for the addition of new play equipment on council open space just off Orchard Close.

The play equipment will be as follows:

- Five Way Swing (11 metres width x 11 metres depth x 2.4 metres height)
- Double Tower (8 metres width x 4 metres depth x 2.4 metres height)
- Saturn Carousel (8 metres width x 8 metres depth x 2.4 metres height)
- Double Cableway (20 metres width x 5 metres depth x 3.9 metres height)
- Two Way Combi Swing (6.5 metres width x 6.5 metres depth x 2.7 metres height)

Site History

- No history at this site.

Policies

- Policy 1, 2 and 8 of the North Northamptonshire Joint Core Strategy
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework

Consultation

- CBC Environmental Protection – No Objection
- CBC Environmental Quality – **Awaiting**
- Northamptonshire Police – **Awaiting**

Advertisement/Representations

1. Site Notice – A site notice was posted on a lamp column outside application site on 16th August 2016
2. Public Notice (NT) – Advertised in the ET on 18th August 2016
3. Neighbour Notification – 1, 2, 3, 4, 5, 6, 7 & 8 Orchard House, Nos 2, 4, 6 & 8 Orchard Close, 1, 5, 7, 9, 11, 11a, 17, 17a & 19 High Street and The Village Hall
4. Summary of representations – **Awaiting**

Report

This proposal is for additional play equipment upon the existing play area on council open space just off Orchard Close in the village of Weldon.

The play equipment will be as follows:

- Five Way Swing (11 metres width x 11 metres depth x 2.4 metres height)
- Double Tower (8 metres width x 4 metres depth x 2.4 metres height)
- Saturn Carousel (8 metres width x 8 metres depth x 2.4 metres height)
- Double Cableway (20 metres width x 5 metres depth x 3.9 metres height)
- Two Way Combi Swing (6.5 metres width x 6.5 metres depth x 2.7 metres height)

The proposal in situ will compliment and add to existing play equipment and help to provide a diverse range of activities within the open space. Full details of the play equipment are listed above.

The new equipment itself will be low level in nature and contain a number of modern pieces of equipment for the enjoyment of older children than what the play area currently caters for.

The nearest properties are located on Orchard Close at a distance of approximately 8 metres away. The play area is relatively close to the properties and the installation of new equipment is likely to increase usage of the play area and in turn potentially increase noise and disturbance to these residents.

The play area is to be located on an area that is currently part of a larger grassed area associated with the existing play equipment. It will be spread out upon this area of the site with the existing play equipment retained. In addition, the site is bounded by mature hedgerows and trees to the south which lessens any potential impacts upon the residents upon the High Street.

Directly to the west is the school which is bounded by secure fencing, whilst the east is the village hall that is in sporadic use. The main consideration needs to be given to the residents directly to the north upon Orchard Close who have little to no screening from the play area.

It is felt that the play area is an existing and popular facility so the residents of Orchard Close are familiar with activity upon the site. There is no doubt that the installation of the new equipment will have the potential to increase its usage, however it accords to the place shaping principles of Policy 8 of the North Northants Joint Core Strategy through enhancing the public realm and encouraging healthy communities.

The proposal is acceptable in terms of scale and design with the equipment having no significant impact upon the visual amenity of the locality. The Police Crime Prevention Design Advisor has been consulted on the proposals and has yet to comments on the location or design of the proposal.

The proposal has evolved through joint Parish Council and Tesco funding of £25,000 with support gained from a number of residents within the village to provide improved play facilities within the village.

In conclusion the improvements to the play area in the form of additional play equipment would deliver a facility which enhances the community by providing a play area that children can enjoy. The play area is free of charge and accessible to the whole community, in particular, giving young people somewhere to play.

The proposal is for additional equipment within an existing play park. It is within close proximity to a number of dwellings, however it is an existing play park already and on balance the provision of new play equipment for the use of the community is deemed to be a benefit to the village. Overall, it is considered this will be an important and valued facility for the community of Weldon and on balance there are no reasons to justify refusing permission.

The application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION: Approve subject to the following conditions:

1. The development must be begun not later than the expiration of three years, beginning with the date of this permission.

Reason: To accord with Section 91 of the Town and Country Planning Act 1990;

Reasons for Approval:

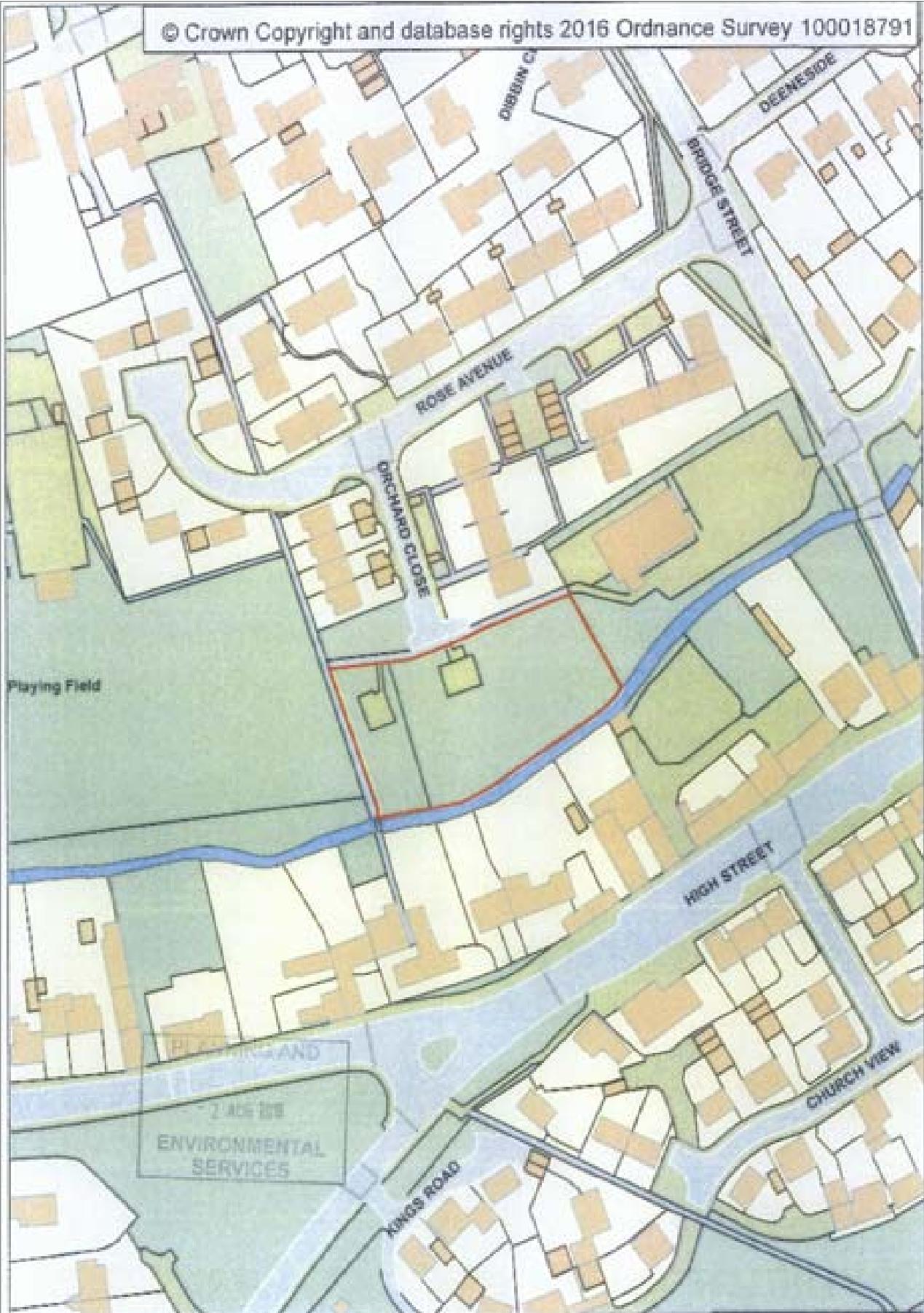
The proposed scheme is considered to be an acceptable form of development in a suitable location. The proposed play area does not cause any significant harm to the residential amenity of the nearby occupiers nor result in any crime or disorder concerns. The proposal is therefore considered to accord with “saved” policy P1(E) of the Corby Borough Local Plan, Policy 8 of the North Northamptonshire Joint Core Strategy and National Planning Policy Framework.

Statement of Applicant Involvement:

The application raised no significant planning concerns which required the involvement of the applicant.

Officers to contact:

Peter Baish



Playing Field

ENVIRONMENTAL SERVICES

Rose Avenue Weldon

Scale: 1:1,250

