

Officer Report On Planning Application: 19/00697/R3D

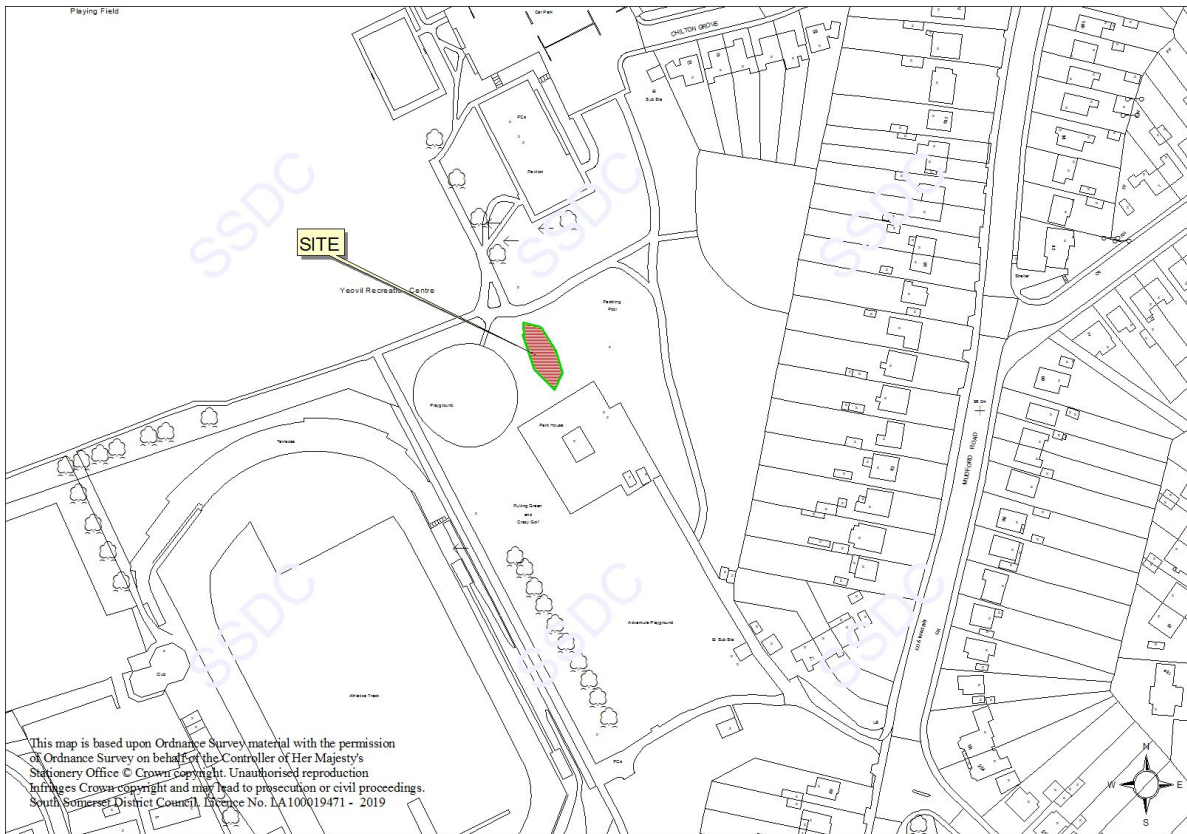
Proposal :	Crows nest and masts to form part of replacement Play Ship.
Site Address:	Yeovil Recreation Ground Chilton Grove Yeovil
Parish:	Yeovil
Yeovil (Summerlands) Ward (SSDC Member)	Cllr J Clark Cllr W Read Cllr P Lock
Recommending Case Officer:	Linda Hayden – Planning Specialist
Target date :	6th May 2019
Applicant :	Mr Robert Parr
Agent: (no agent if blank)	
Application Type :	Minor Other less than 1,000 sq.m or 1ha

Reason for Referral to Committee

In line with the Council's Scheme of Delegation, this application has been brought before the Area South Committee because the case officer's recommendation is contrary to the comments of neighbours and the application has been submitted by South Somerset District Council.

Site Description and Proposal





The application site relates to the play area at Yeovil Recreation Ground which lies to the west of Mudford Road with the main means of access off Chilton Grove.

The application proposes the installation of play equipment within the existing play area comprising a crow's nest and masts to form part of a replacement Play Ship. The majority of the work constitutes permitted development, the only parts that require planning permission are those over 4 metres in height.

HISTORY

There is a lengthy planning history for the site, the most recent and relevant application is:

09/03834/R3D - The installation of new play equipment with associated hard and soft landscaping, retaining walls, mounding and planting (Partially Retrospective Application). Approved 5/1/2010.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

The policies of most relevance to the proposal are:

South Somerset Local Plan (2006-2028):
SD1 - Sustainable Development
SS1 - Settlement Strategy
EQ2 - General Development

National Planning Policy Framework:
8. Promoting healthy and safe communities
12. Achieving well-designed places

Planning Practice Guidance
o Design

CONSULTATIONS

Yeovil Town Council :

Approve subject to taking into account the comments of the neighbour where possible.

County Highway Authority

No observations.

Highways Consultant (SSDC):

No highways issues - no objection.

REPRESENTATIONS

Two letters of representation/objection have been received making the following comments (summarised):

- o Impingement of privacy
- o Increase noise pollution
- o Suggest that recently removed trees and shrubs should be replaced
- o There have been issues with anti-social behaviour request that the replacement play ship is placed to maximise distance from adjoin property (Park House) and height of platforms kept to a minimum.

CONSIDERATIONS

Principle of Development

This site has historic permission to be used as a recreation ground. It is considered that this development would benefit the wider community by enhancing facilities on an established recreation ground within a settlement and the proposed development is considered to be acceptable and in accordance with the aims and objectives of the National Planning Policy Framework.

Visual Amenity

The proposal is for a new crow's nest and mast for part of a replacement play ship within the existing play area at the recreation centre. The only parts of the development that require permission are the masts and the crow's nest (the standing level within the crow's nest is 3 metres above ground level) as they are over 4 meters high. It is considered that as the proposals sit within an existing play provision within the larger recreation ground there is no objection on the basis of visual amenity. It is not felt that the relatively modest amount of development justifies additional landscaping at the site.

Residential Amenity

With regard to the issues raised about possible noise and disturbance, it has to be borne in mind that this is an existing recreational facility and the proposal is for additional play equipment within the existing play space. Therefore the issue for consideration is whether the installation of the equipment would result in such a significant increase in noise/disturbance as to warrant refusal of this application. It is not considered that this relatively modest proposal could reasonably be refused on such grounds.

In terms of anti-social behaviour, whilst the concerns of the neighbour are recognised, it is not considered that the proposed equipment will result in such a significant change to the existing situation as to justify refusal of the application.

With regard to concerns about loss of privacy, the height of the crow's nest platform is 3 metres which is in line with similar equipment in the play area and it is not considered that the use of the raised platform would result in an unacceptable impact through loss of privacy to neighbouring properties given the distances to neighbouring properties.

Highway Safety

The County Highway Authority and Council's Highway Consultant raise no objection to the proposal.

Summary

For the reasons given above the proposed development is considered not to cause significant harm to visual or residential amenity and is not considered to be prejudicial to highway safety and as such is recommended for approval.

RECOMMENDATION

Approve

01. The proposed development, due to its location, scale and nature, is not considered to result in any demonstrable harm to residential or visual amenity and therefore accords with the aims and objectives of EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2019).

SUBJECT TO THE FOLLOWING:

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

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans; Drawing No.'s; LP1; Base Rev C; NRO-SHIP900029.

Reason: For the avoidance of doubt and in the interests of proper planning.