

SEDFIELD BOROUGH COUNCILDEVELOPMENT BY SEDFIELD BOROUGH COUNCIL

1. 7/2008/0371/DMAPPLICATION DATE: 4 July 2008

PROPOSAL: **INSTALLATION OF 1NO. LARGE SWING**

LOCATION: **CORNFORTH COMMUNITY PARK LABURNUM ROAD WEST
CORNFORTH CO DURHAM**

APPLICATION TYPE: Detailed Application

APPLICANT: Mr Ernie Hurrell
Cornforth Parish Council, 1 St Cuthberts Way, West Cornforth , Co
Durham

CONSULTATIONS

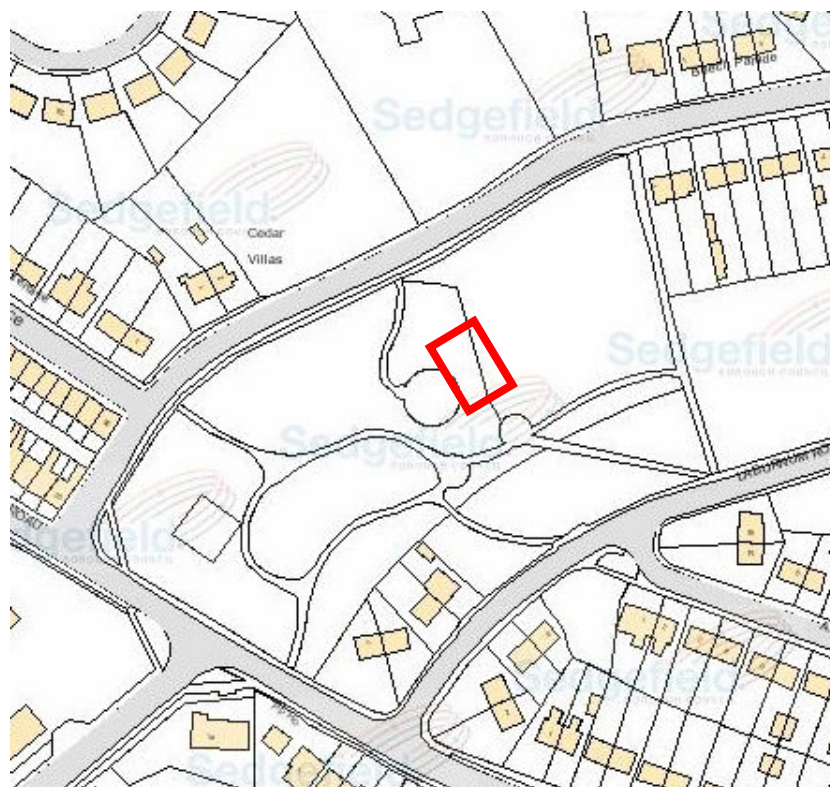
1. CORNFORTH P.C.
2. Cllr. A. Hodgson
3. Cllr. T D Brimm
4. SPORTS COUNC.
5. ENV. HEALTH

NEIGHBOUR/INDUSTRIAL

Cedar Villas:1,2
Ash Terrace:1
Cedar Terrace:1
Raisby Road:1
Hawthorne Terrace:36
Laburnum Road:8,6,16,14,7,5,3,1
Poplar Terrace:35

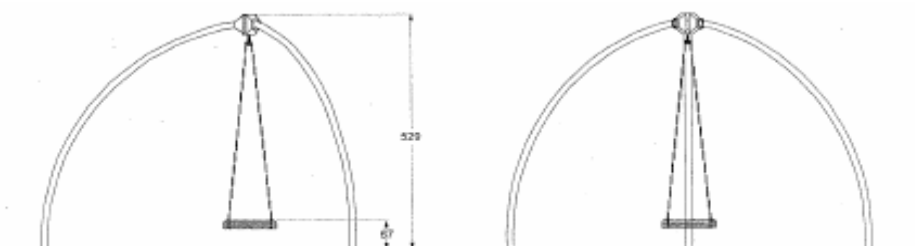
THE PROPOSAL

Cornforth Parish Council, through the West Cornforth Community Park Project is proposing to develop new play facilities for young people (primarily teenagers) within the West Cornforth Community Park.

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Presently, there is a lack of recreational provision for young people and teenagers in the Cornforth area, with a high population of young people in this area and high levels of youth related anti-social behaviour. The new equipment has been planned and designed with the involvement of local young people so that the facility meets their needs. The play facilities have also been designed to be accessible for young people with disabilities and will sit alongside 2no. existing play areas in the close vicinity which are aimed towards younger children and toddlers.

Despite numerous operations being carried out as part of the wider play area development, the works do not require planning consent with the exception of a single piece of play equipment, in the form of a giant swing, which owing to its height requires planning permission. The swing would stand 5290mm high and its design is shown below.



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CONSULTATION AND PUBLICITY

As part of the consultation and publicity exercise for this application, a site notice was displayed adjacent to the application site and all neighbouring properties were notified. No objections were received in response to this exercise. Furthermore:

- The Sedgefield Borough Environmental Health Team have raised no objections to this proposal,
- Sport England have raised no objections to this proposal,

No other comments have been received in response to this consultation and publicity exercise.

PLANNING CONSIDERATIONS

This proposal, which involves a single piece of play equipment, has been considered in accordance with the requirements of Local Plan Policies L5 (*Safeguarding areas of open space*), H18 (*Acceptable uses within housing areas*) and D1 (*General principles for the layout and design of new developments*). Here the principal issues are:

- How would the proposal affect the suitability of the application site for leisure activities;
- Would the environmental qualities of the site be prejudiced, and
- Would the proposal be likely to significantly harm the living conditions for nearby residents?

The application site presently forms part of a much larger community park area located within the heart of the west Cornforth residential area, falling in close proximity to other play equipment, geared towards different age group. The park area is commonly used by local residents for a variety of informal recreational activities; with it considered that the provision of an additional piece of play equipment in association with the larger scheme will enhance the range of activities available to the local community in accordance with policy L5 of the Local Plan.

Meanwhile policy H18 of the Local Plan prescribes a range of uses that will normally be considered acceptable in housing areas, subject to being of appropriate scale and character, not causing significant harm to the local residential amenities, and complying with other plan policies. Open space and leisure/recreational uses are considered acceptable uses within residential areas, with the proposed equipment to be sited over 50metres away from the nearest residential properties to the east and west of the site. This equipment will be installed in an existing recreational area and not result in any detrimental impact upon the residential amenity or privacy of neighboring properties.

Finally, this proposal is considered to comply, with the requirements of Policy D1 with the proposed installation being of an acceptable scale and design which is sympathetic to other recreational uses and play equipment in the surrounding park area, without detrimentally impacting nearby dwellings.

A community consultation exercise carried out by the Council did not reveal any local objections to this proposal. In conclusion, this application is considered to satisfy the requirements of local plan policies D1, H18 and L5 and is hereby recommended for planning approval.

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HUMAN RIGHTS IMPLICATIONS

It is considered that in general terms, the provisions of the Human Rights Act 1998 have been taken into account in dealing with the above application.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

RECOMMENDATION

It is recommended that planning permission is granted subject to the following condition(s):

1. The development hereby approved shall be begun not later than the expiration of 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION:

In the opinion of the Local Planning Authority the proposed development is acceptable in scale and character to the housing area and would not significantly harm the living conditions for nearby residents.

INFORMATIVE: LOCAL PLAN POLICIES RELEVANT TO THIS DECISION: The decision to grant planning permission has been taken having regard to the key policies in the Sedgefield Borough Local Plan as set out below, and to all relevant material considerations, including Supplementary Planning Guidance:H18 Acceptable Uses within Housing Areas
