

APPLICATION NO PA/2015/0343

APPLICANT Broughton Town Council

DEVELOPMENT Planning permission to construct a skate park

LOCATION Community and Sport Centre Scawby Road, Broughton

PARISH BROUGHTON

WARD Broughton and Appleby

CASE OFFICER Emma Stanley

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Member 'call in' (Councillor Glover – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 11 – Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy R1 (Protecting Playing Fields)

Policy R3 (Built sports facilities)

North Lincolnshire Core Strategy: Policy CS23 (Sport, Recreation and Open Space)

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

Environmental Protection: Recommends refusal unless the applicant is able to provide information to demonstrate that the noise impact can be controlled to an acceptable level for local residents. Discussions have taken place with the applicant to find ways to overcome these issues, but to date no information has been received that would help to alleviate concerns about noise.

Sport England: No objections.

Historic Environment Record: No objections.

TOWN COUNCIL

The town council is the applicant in this particular case.

PUBLICITY

Letters have been sent to neighbouring properties. One letter has been received raising the following issues:

- the site is inappropriate and will be visually intrusive
- the skate park will encourage the congregation of young people which will result in noise disturbance
- opening times will not be observed which will extend hours of disruption
- concerns that there will be no management group to look after the site or manage antisocial behaviour
- who will be responsible for the costs?
- will not benefit local business but will have a detrimental effect on local residents
- local residents have not been notified of the proposal and are still unaware of the application.

Letters of support have been received from local businesses.

ASSESSMENT

Planning permission is sought to construct a concrete skate park on the existing playing fields within the settlement boundary of Broughton. The skate park measures 15 metres wide by 32 metres long, and is a contoured concrete structure with ramps and obstacles moulded over the surface.

The main issue in the determination of this application is whether the proposal will result in a loss of residential amenity to nearby residents.

In principle, there are no objections to the provision of a skate park in this location, as the site is currently used for sport/recreational activities and the use as a skate park would not be out of keeping with such a use. The existing playing field is very large, and includes tennis courts, pitches and pavilion buildings. The size of the skate park is relatively small in relation to the remainder of the site, therefore there is no concern that this development would result in the loss of other recreational facilities. The main issue is that there are residential properties close to the site of the skate park, with the nearest being 20 metres away. As the proposal will utilise some existing courts, the applicants consider that any increase in noise will be negligible, as it will be no more than existing. The supporting statement submitted with the application disputes suggestions that the skate park will result in antisocial behaviour, but claims that the opposite is true, and that the development will promote positive behaviour where young people can develop social and physical skills.

The council's environmental protection officer has objected to the application, as it is considered that insufficient information has been submitted with it to demonstrate that the proposal will not cause a noise nuisance to nearby residents. A site meeting was held with the town council to discuss alternative locations to increase the separation distances from housing. The provision of acoustic fencing/barriers was also discussed. However, the town council considers that relocating the skate park would result in a loss of other facilities and,

if moved, the skate park would be more isolated and potentially less safe and out of the way. It was, however, agreed that acoustic fencing was not appropriate as this would result in park users being hidden away from view leading to concerns about antisocial behaviour, child safety and safeguarding.

One local resident has also raised concerns that the facility will promote antisocial behaviour resulting in noise disturbance at all times, even after the facility is closed. However, it is considered that as this is a community facility, it is a positive addition to the playing field, and with appropriate management by the town council, with appropriate opening times, the development will be acceptable in planning terms. Subject to a condition limiting the times of opening, the application is therefore considered to be acceptable and is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2015/0343 01, PA/2015/0343 02, BR015_W1_3 and BR015_W2_1.

Reason

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

3.

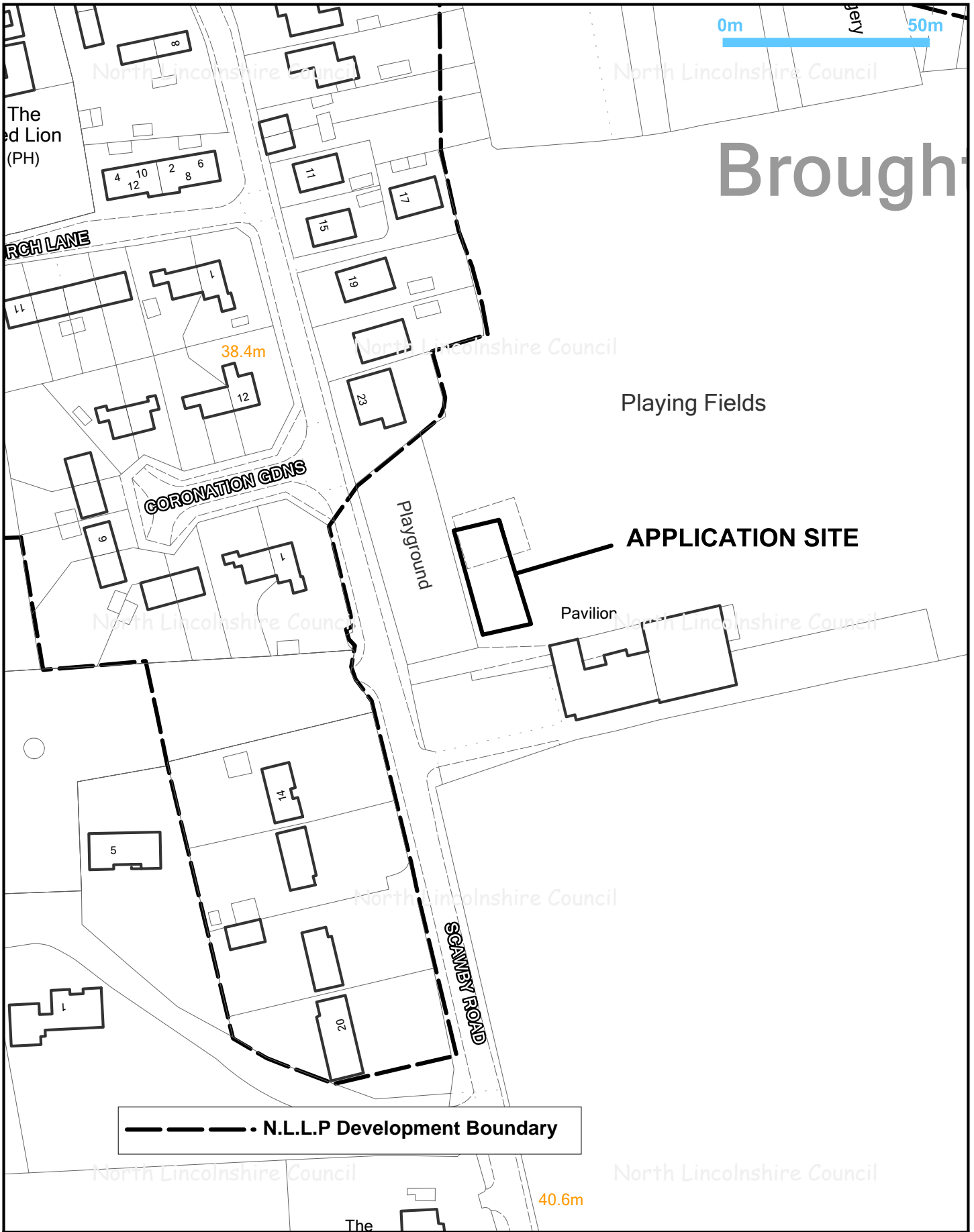
The proposed skate park shall only be open between 9am and 8pm, and shall not be used outside these hours for any purpose.

Reason

In the interests of the amenity of nearby residents in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



0m 50m

Broughton

Playing Fields

APPLICATION SITE

Pavilion

playground

CORONATION GDNS

ARCH LANE

The Red Lion (PH)

SCAMBY ROAD

--- N.L.L.P Development Boundary

38.4m

40.6m

Title: PA/2015/0343

Drawn by: Sue Barden Date: 06/10/2015 Scale 1:1250 at A4



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Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2015/0343 Proposed skate park Not to scale

27m x 12.4m

