

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **20TH JUNE 2018**

REPORT BY: **CHIEF OFFICER (PLANNING, ENVIRONMENT AND ECONOMY)**

SUBJECT: **FULL APPLICATION- ERECTION OF OUTDOOR GYM EQUIPMENT WITH ASSOCIATED TARMAC HARD STANDING AT RECREATION GROUND, MAIN ROAD, HIGHER KINNERTON CH4 9AJ**

APPLICATION NUMBER: **058108**

APPLICANT: **HIGHER KINNERTON COMMUNITY COUNCIL**

SITE: **RECREATION GROUND, MAIN ROAD, HIGHER KINNERTON CH4 9AJ**

APPLICATION VALID DATE: **058108**
5TH MARCH 2018

LOCAL MEMBERS: **COUNCILLOR MIKE ALLPORT**

TOWN/COMMUNITY COUNCIL: **HIGHER KINNERTON**

REASON FOR COMMITTEE: **IMPACT ON AMENITY**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is a full application for the erection of outdoor gym equipment, with associated tarmac hard standing, at the Recreation Ground, Main Road, Higher Kinnerton.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01
1. Time limit for commencement
 2. In accordance with the approved plans

3. Landscaping scheme to be agreed
4. Landscape scheme implementation

3.00 CONSULTATIONS

3.01 Local Member

Councillor Mike Allport

Requests committee determination as concerns about amenity.

Higher Kinnerton Community Council

The Community Council are the applicants and have not commented on the application

Head of Assets and Transportation

Public Bridleway no. 21 abuts site but is unaffected by development. The path must be protected and free from interference from the construction.

Head of Public Protection

No adverse comments

4.00 PUBLICITY

4.01 Site Notice, Neighbour Notification

2 Letters of Objection received:

- Loss of view
- Noise pollution
- Air quality for users of facility
- Danger of leaf fall
- Loss of privacy
- Surface water run off

5.00 SITE HISTORY

5.01 No relevant history

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR11 - Sports, Recreation and Leisure

GEN1 - General Requirements for Development

GEN2 - Development Inside Settlement Boundaries

SR1 - Sports, Recreation or Cultural Facilities

SR2 - Outdoor Activities

7.00 PLANNING APPRAISAL

7.01 Proposal

The proposal is for the erection of outdoor gym equipment with associated tarmac hard standing within an area of existing recreation ground.

Site

The site is a portion of the Recreation ground, Main Road, Higher Kinnerton. The site is located within the settlement boundary for Higher Kinnerton in the Unitary Development Plan.

The tarmac envelope measures approximately 11 metres by 9 metres and will contain five pieces of equipment.

Main Issues

The main issues are considered to be the principle of development, and the impact of the proposal on the amenity of nearby residents.

Principle of Development

The County Council will ensure that the sports and recreational needs of residents are met by ensuring that a diverse range of leisure activities are available, where appropriate.

For sports and recreation developments located in villages, it is considered appropriate under policy SR1 for such facilities to be located within the settlement boundary, and to be of a scale appropriate to the location. Outdoor activities will only be permitted under policy SR2 where *“the activity proposed is of a type, scale and intensity that would not unacceptably harm the character and appearance of the site and its surroundings, residential or other amenity, or any landscape, nature conservation or historic interest”*.

It is considered that the scale and location of this sports and recreation facility, within an existing area of public open space and within the settlement boundary is appropriate.

Impact upon neighbouring amenity

The proposed outdoor gym equipment will be located on the area of the recreation ground adjacent to Main Road. There is an existing hedge on the boundary. There are three two storey residential properties directly facing this site, on the other side of the Main Road. There is a bungalow next to the site adjacent to the public footpath.

Two objections have been received regarding a possible loss of residential amenity arising from the development, in particular from a loss of privacy, and the impact of the use of the equipment onto the enjoyment of the property in particular as a result of noise pollution.

The site is screened on the road and bridleway frontages by an

existing hedgerow, which should be retained, and a condition shall be imposed to that effect. The site of the equipment is located approximately 20 metres from the adjacent properties to both the north west and north east.

I consider that the location of this sports and recreation facility, within an area of existing sports and recreation use is an entirely appropriate location. The equipment is on an appropriate scale and is screened by existing landscape features. The closest residential properties are located on the opposite side of a public highway and face onto the development. The bungalow to the side of the proposal has a public bridleway between its amenity area and the proposal site. I do not consider that the proposal will give rise to unacceptable impacts upon any of the closest residential properties, and as such I consider that it accords with policy GEN1 of the Flintshire Unitary Development Plan with regard to the impact of the proposal upon amenity.

8.00 CONCLUSION

The application accords with the relevant Unitary Development Plan Policies and I consider it to be acceptable in terms of its impacts upon local amenity. As such I recommend that the application is approved subject to the imposition of conditions.

8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy

Responses to Consultation
Responses to Publicity

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