

Havant Borough Local Plan (Allocations) July 2014

AL8 (Local Green Spaces)

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide 2011

Listed Building Grade: Not applicable.

Conservation Area: Sir George Staunton Country Park

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control Comment:

Conservation Officer – support. I have had detailed pre application discussions with the applicants regarding the play equipment. Due to its age the existing play equipment is starting to require a lot of maintenance. The opportunity has therefore been taken to replace the existing equipment. The proposed equipment is therefore considered entirely appropriate for this location and will not have an adverse impact on the Conservation Area or the setting of nearby listed buildings. It will be largely constructed of natural timber which will also help integrate the scheme into its surroundings. No conditions.

Arboriculturalist Comment:

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and the site monitoring exercise is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future. Condition works are undertaken as per AMS provided. Therefore I have no objections to this scheme in arboricultural terms.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: 2

Statutory advertisement: 11/03/2016

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the Conservation Area and character of the area
- (iii) Impact upon residential amenity
- (iv) Trees

(i) Principle of development

The application site is situated outside of the urban area, within an area defined as a Local Green Space within the Allocations Plan. Policy AL8 in this regard states:

Planning permission will be granted for development proposals that protect or enhance the Local Green Spaces, as shown on the Policies Map. Development proposals that would be harmful to these Local Green Spaces will not be permitted other than in very special circumstances.

In the present case it is considered that the proposal to replace the existing equipment within the application site with new, fit for purpose equipment would accord with Policy AL8 as it would enhance the function of the Local Green Space.

The play area also lies within the southernmost part of the Sir George Staunton Conservation Area. As such regard must be paid to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

(ii) Impact upon the Conservation Area and character of the area

This type of development is common to see within a visitor attraction and it is considered that to provide an uplift to the equipment will improve the appearance of the play park and attract a greater number of visitors to use it. It is not considered to look out of place in context and from working with the conservation officer a design has been created that is considered to be in keeping with the setting of the area and does not detract from the history or heritage of the site. The proposal is therefore considered to preserve the character of the Conservation Area, and thus accord with the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact upon residential amenity

The play park is viewable from the first floor residential dwellings to the south and with any park there is a risk of noise disruption and pollution. Measures have been introduced to reduce this impact such as the screening in place from the 2m fencing and the play park is set adequately away from the neighbouring dwellings by approx 18m which should help reduce the impact. Trees surround part of the play area which provides additional screening and a noise barrier. It is also noted that no neighbour complaints have been received regarding the proposal.

It is considered the remainder of the park would not be impacted negatively by the proposed replacement of park equipment due to the use of the park and the type of visitors that attend.

(iv) Trees

A Tree Report and Arboriculturist Method Statement (AMS) has been provided to outline the mitigation methods that will be put in place during the construction of the play park to ensure the trees already on site are protected. A condition will be included

to ensure that any works undertaken to the site will be as per the Arboriculturist Method Statement provided.

8 **Conclusion**

Staunton Country Park is a large attraction within the Havant Borough which attracts many visitors which use the existing play space. There is adequate space for the proposed children's equipment and the space available should ensure that there is no impact to the residential amenities of the immediate neighbours nor a negative impact on the character of the Conservation Area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00222 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Ordnance Survey: 0100031673
Proposed Play Area: Drawing No SQ226259 Rev A
Arboricultural Method Statement and Tree Protection Plan - dated 18.04.2016
Reason: - To ensure provision of a satisfactory development.
- 3 The development and associated tree works hereby permitted shall be undertaken strictly in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan dated 18/04/2016.
Reason: To safeguard the health and well being of the trees adjacent to the site, and having due regard to Policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.