CASE OFFICER'S REPORT

Application Reference:	PL/2023/08417
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	20 November 2023
Case officer:	James Repper

Site Address:	Play area to the east of Slessor Road, Lyneham, Wiltshire, SN15 4DZ
Proposal:	Installation of new playpark equipment
Recommendation:	Approve with Conditions

Application Reference: PL/2023/08417
Site Address: Play area to the east of Slessor Road, Lyneham, Wiltshire, SN15 4DZ
Publicity Expired: 20th November 2023
Target Date: 12th December 2023
Extended Target Date:20th December 2023

SITE DESCRIPTION:
The application site is an existing children's play park and part of a wider recreation field located inside the settlement boundary of the larger village of Lyneham, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 19 (Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area). The site is also located within the Freehold of RAF Lyneham and as such, the application is submitted via Vivid Defence. The site is bordered by military housing on three sides and open recreation land to the final.

PROPOSAL:

This is a full planning application seeking permission to replace, upgrade and extend the existing play park provision on the site plus all associated works.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP19 (Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area)
CP50 (Biodiversity and Geodiversity)
CP57 (Ensuring High Quality Design & Space Shaping)
CP64 (Demand Management)

Supplementary Planning Documents:

Lyneham Neighbourhood Plan October 2021
Wiltshire Council Fixed Play Area Specification January 2021

REPRESENTATIONS:

Leisure & Play Space – Comment

- I have had another look and in the main happy. Please find attached Wiltshire Council Play Spec which you could forward on.

I can see the play areas within the play areas will have new fencing and bins and benches etc.

I would agree we need more detail on the site perimeter fence, its condition, access gates etc. If this is to spec, then I can see the justification for the adventure play equipment not having its own fencing around but the perimeter would need a to standard fence with a double gate for maintenance and at least 1 to 2 further gates

Lyneham and Bradenstoke Parish Council – No Objection

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
The starting point for the determination of this application is under section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that the decision be made in accordance with the development plan, unless material considerations indicate otherwise.

The site is located within an established residential area within the settlement boundary of the large village of Lyneham, part of the Royal Wootton Bassett and Cricklade Community Area. WCS policies 1 and 19 set out a settlement and spatial strategy the principle of development in large villages is considered acceptable but is limited to that needed to help meet the housing needs of the settlement

The spatial vision for Wiltshire includes helping to build resilient communities and the importance of significant processes in addressing the shortfall in the range of sports, leisure and recreational facilities across the county. This scheme would enhance the existing recreational facilities on-site.

Furthermore, the site is already in use as a playground and recreation field, therefore, the principle of the proposed use is established as acceptable. This principle acceptability is however subject to the detail, such as its implications for the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed equipment is relatively minor in terms of its scale and mass, will replace and upgrade existing facilities for smaller children and will add further equipment designed for older children/adolescents. The upgrades and additions are considered welcome additions to the existing facilities and will be of benefit to the immediate and wider community. In best practice, the equipment being provided for the adolescents would also be enclosed by fencing to prevent dogs from approaching the equipment and providing a level of protection/safeguarding for the users of the site. However, the applicant is disinclined to provide the additional fencing. As the wider recreation field is already well established and has structures within it that are not enclosed by fencing, it would be inappropriate to refuse planning permission on the grounds of lack of fencing. It is also considered that the benefits of the equipment would outweigh the harms caused by the lack of fencing when considered against refusing the equipment, however an informative would be placed on any permission reminding the applicant of best practice in line with Wiltshire Council Fixed Play Area Specification January 2021. Overall it is considered that the scale, mass, scope and design of the proposals are acceptable to maintain the character of the area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

Whilst the proposed play park will be increased in size and, consequently, will lead to further use, it is considered that there would be no tangible change to the status quo of the area and the impacts of use would not cause harm to the enjoyment of private amenity spaces enjoyed by the occupiers of neighbouring properties.

CONCLUSION:
The proposals are considered to be an improvement on the existing arrangement, despite not being according to best practice in relation to enclosures, and are not objected to by local residents, the parish council or the council’s leisure and play department, as such the proposals are considered to be acceptable.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal, subject to appropriate conditions.

RECOMMENDATION:
Approve subject to the following conditions and informatives

Conditions: (2)

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form & Certificate Received 29th September 2023
Plans Ref:
Location Plan Received 29th September 2023
Proposed Site Plan DWG: CAS-249262-R3S1R6 Recevied 29th September 2023
Proposed Wheelchair Carousel DWG: PCM157 Received 17th October 2023
Proposed Cliff Rider DWG: PCM212621 Received 17th October 2023
Proposed Midi Spacenet DWG: COR31331 Received 17th October 2023
Proposed Cableway DWG: M87212 Received 17th October 2023
Proposed Bloqx 1 DWG: BLX4101 Received 17th October 2023
Proposed A-Frame Swings DWG: KSW902 Received 17th October 2023
Proposed Equipment Images & Layout DWG: CAS230588-H1M8C8 Received 29th September 2023

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

Informatives: (1)

3 The applicant is advised to note that both Wiltshire Council and National Guidance recommend the entire formal play space should be enclosed by Bow top fencing for reasons of Health and safety and Child Safeguarding