Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 1

Suffix:

Property Name: Grassacres Play Area

Address Line 1: Grassacres Park, Westbury, Wiltshire

Address Line 2:

Address Line 3:

Town/city: Westbury

Postcode: BA13 3NZ

Description of site location must be completed if postcode is not known:

Easting (x): 386923

Northing (y): 151303

Description:

Grassacres play area is within the boundary of Grassacres Park with main access from Eden Vale Road and two foot path entrances from Station Road and Abbotts Close. The green space surrounding the play area has amenity lawn and large trees as well as hedging and is used as a recreational green space.

The Play area has several pieces of play equipment, these include an Inclusive Roundabout
Balance Beam, Bridge, Climbing Frame, Log Walk, Junior Multi Play, Rope Traverse, Swing Steps, Stilts, Three Way Springer, Air Walker, Rower, Shoulder Press, Fire Engine Springer, Motorbike Springer, 2 Cradle Swings, 4 Junior Swings, 1 Inclusive Swing, 3 Benches, 2 Bins, the surfacing is amenity lawn and the Play Areas are inspected by Westbury Town Council every Monday, unless it is a Bank Holiday and then the inspection will take place on a Tuesday.

it is approximately 100m length x 55m wide

Applicant Details

Name/Company

Title

Westbury Town Council

First name

David

Surname

Krzyzosiak

Company Name

Westbury town council

Address

Address line 1

The Laverton, Westbury

Address line 2

1

Address line 3

Town/City

Westbury

County

Country

United Kingdom

Postcode

BA13 3EN

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

544.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

The project will consist of the full ground works and installation of a level 15m x 30m MUGA with a tarmac playing surface leading to a 1.4m extended hard standing running whole length of the main side entrance fence line (32 meters) and width to goal ends including hard surfacing for external basketball hoop, the works will also include an access path running from the parks central gate entrance approx. 1.4meters wide and approx. 20 meters long.

Excess spoil (soil) from the project will be used to create amenity grassed mounds between the MUGA and meshed boundary fence line. The MUGA's fence to be 3m in height all round with three entrances, two of which will make up the recessed goal ends and a chicane entrance on the northwest side in the centre of the fence line of the installation.

The MUGA would have thermographic line markings to identify each activity as well as thermographic play markings/trails running along the access path and extended hardstanding.

Within the design there are three basketball hoops with nets, two of which to facilitate the main pitch and one as an additional hoop placed on the outside for external use.

The plans include several play features included within the design such as cricket/activity targets and smaller goal targets to create two toddler pitches within the MUGA space.

To complete initial clearing of the site, there is a large, bricked play wall as well as 5 pieces of old fitness apparatus within the proposed MUGA's footprint of which would be removed.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Grassarces Play area is a recreational space used by the general public to play, relax and be active. the play equipment is used by family's and children and the large lawn is used for general recreational activity's such as football and picnicking.

it has a fenced boundary and is a dog free area.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
none existing

Proposed materials and finishes:
3m high green mesh and posts (galvanised and powder coated)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

detail of surface and fence materials referenced on doc GrassacresMUGA_WestburyTC-A2.pdf

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [ ] Yes
- [x] No

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☑ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

◯ Yes
⊘ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:
submittedBeforeComOfBiodiversityNetGain

Reason for selecting exemption:
the planning application was submitted before 12th February 2024

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☑ Other
☐ Unknown

Other

no foul drainage required

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

◯ Yes
⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Ref:a0i3z00001BDeGbAAL

Date (must be pre-application submission)

26/09/2023

Details of the pre-application advice received

In order to make the application valid, could you please reply to this email with the requested information

1: The fee due for this application is £1617, which can be paid either over the telephone on 0300 456 0114 or via cheque made payable to Wiltshire Council, with the application number written on the cheque reverse
2: Please can you provide an ordnance survey location plan, drawn to a scale of 1:1250 or 1:2500. Please can the land to which the MUGA will be situated on be outlined in red, together with the access path. And then can any other land under your control that is not subject to the application be outlined in blue
3: Please can you provide a proposed block plan, drawn to a recognised scale of 1:200 or 1:500 including the correct corresponding scale bar, which shows the MUGA in its proposed location plan, the access path and where the spoil will be located. Please can we also ask if there will be floodlighting for the MUGA as the floodlighting positions will need showing on this plan. (On a side note, if floodlighting is proposed, we would need technical details to show its appearance, dimensions and luminance levels)
4: Please can you provide proposed elevations and floor plan of the MUGA, drawn to a recognised scale of 1:50 or 1:100, including the correct corresponding scale bar.
5: Please can you provide proposed elevations and cross sections of the excavated spoil mounds, drawn to a recognised scale (eg 1:20 or 1:50), including the correct corresponding scale bar

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☑ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ○ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
County Hall,, Trowbridge BA14 8JN

Number:
122571334

Suffix:

Address line 1:
Bythesea Road

Address Line 2:

Town/City:
Trowbridge

Postcode:
BA14 8JN

Date notice served (DD/MM/YYYY):
04/03/2024

Person Family Name:

Person Role

- ○ The Applicant
- ☑ The Agent

Title

Assistant Estates Surveyor

First Name

Gabrielle

Surname

Crump

Declaration Date

26/03/2023

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

David Krzyzosiak

Date

26/03/2024

Amendments Summary

I have now obtained relevent detail to validate the amaended application, and submitted the requested drawings and revised payment relating to correct project footprint.

amendments as follow...
1: payment of correct area in square meters.
2: provided ordnance survey location plan, drawn to a scale of 1:1250 or 1:2500.
3: provided proposed block plan, drawn to a recognised scale of 1:200 or 1:500 including the correct corresponding scale bar, which shows the MUGA in its proposed location plan, and the access path and where the spoil will be located. there is no floodlighting for the MUGA.
4: provided proposed elevations and floor plan of the MUGA, drawn to a recognised scale of 1:50 or 1:100, including the correct corresponding scale bar.
5: provided proposed elevations and cross sections of the excavated spoil mounds, drawn to a recognised scale (eg 1:20 or 1:50), including the correct corresponding scale bar