

Application Number:	2020/0144/RG3
Site Address:	Site Of Former St Giles Youth Centre, Swift Gardens, Lincoln
Target Date:	22nd April 2020
Agent Name:	None
Applicant Name:	Miss Carla Baker
Proposal:	Installation of play equipment with associated surfacing and refurbishments to the existing Multi Use Games Area.

Background - Site Location and Description

The application proposes the installation of play equipment with associated surfacing and refurbishments to the existing Multi Use Games Area (MUGA). This proposal would see the new play area located on the footprint and curtilage of the former St Giles Youth Centre which suffered catastrophic damage following a fire.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 9th March 2020.

Policies Referred to

- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

- Planning Policy
- Effect on Visual Amenity
- Effect on Residential Amenity
- Effect on Highway Safety

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

All representations received on the application are copied in full at the end of this report and are also available to view on the website:

<https://development.lincoln.gov.uk/online-applications/>

Consultee	Comment
Highways & Planning	No Objections
Environmental Health	No Objections

Public Consultation Responses

No responses received.

Consideration

The Proposal

The application proposes the installation of 13 items of play equipment and 2 metal picnic benches which are as follows:-

- A - Hurricane Swing Seat
- B - Spin-A-Bounce
- C - XS Cyclone Baroc multi play unit
- D - Viking Swing
- E - Junior Comet Roundabout
- F - Nursery Rhyme multi play unit
- G - Cockerel 3 Way-Springer
- H - Viking Swing Seat
- I - Crusader Swing
- J - Buddy Board
- K - Fantasy Run Trail - Step Links and Fun Run
- L - 25M Cable Runway
- O and P - Picnic Benches

The letters correspond with the proposed site plan by Wicksteed.

A copy of the plans showing the design of each item of play equipment can be found at <https://development.lincoln.gov.uk/online-applications/>

Planning Policy

The National Planning Policy Framework (the framework) at chapter 8 seeks to encourage the planning system to play an important role in facilitating social interaction and creating healthy, inclusive communities.

The following design principles within Policy LP26 of the Central Lincolnshire Local Plan would be relevant to the development.

- a. Make effective and efficient use of land;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- f. Incorporate and retain as far as possible existing natural and historic features such

- as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability.
- l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility but should also include accessibility for people with conditions such as dementia or sight impairment for example.

Policy LP26 further states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;
- t. Adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste;

Visual Amenity

In terms of design, the aim of the proposal is to create a vibrant and dynamic play space that will appeal to all age ranges. While it is appreciated that some structures themselves have a height of over 3m (namely the 3.8 metre high cyclone Baroc (item C) and the Zip Wire (item L) the location and materials of which they will be built would be appropriate. The proposed landscaping will work to integrate the play equipment into the overall setting and 'wetpour' surfacing, a standard rubberised surface commonly used in play areas

Residential Amenity

The nearest residential properties are located over 10 metres from the site on the opposite side of the road. The interface distance and relationship between the proposed development and the existing buildings are not uncommon in urban settings such as this examples of which can be seen throughout the City. Officers are therefore satisfied that the development would have an acceptable relationship with these properties.

Overall, it is not considered the proposed new play equipment would result in any greater detrimental impact to the surrounding neighbouring properties over and above that already created by the users of the existing MUGA.

The City Council's Pollution Control Officer has confirmed that he has no observations to make regarding noise or other environmental impacts.

Highway Safety

Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity

Application Negotiated either at Pre-Application or During Process of Application

Yes.

Equality Implications

None.

Conclusion

The proposed development would offer significant improvements to a key community facility for local residents and would be appropriately located and designed as well as respecting the amenity of adjoining occupiers and the local area in accordance with Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

Grant conditionally.

Conditions

- Development to be carried out in accordance with the plans
- Development to commence within 3 years