

Application Number:	2021/0816/FUL
Site Address:	Play Area, Whittons Park, Yarborough Road, Lincoln
Target Date:	30th November 2021
Agent Name:	None
Applicant Name:	Mr Simon Burke
Proposal:	Replacement and refurbishment of existing play equipment and recreation facilities and re-surfacing (revised plans).

Background - Site Location and Description

The application proposes the installation of new play equipment with associated surfacing and refurbishments to the existing play area. Whitton's Park is a key play site situated on Long Leys Road in Carholme ward. The park saw significant investment in play equipment in 2007/08. This investment will see play opportunities in the park greatly enhanced and the longevity of the equipment has been a key design criteria.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 24th October 2021.

Policies Referred to

- Policy LP22 Green Wedges
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

- National and Local Planning Policy
- Effect on Visual Amenity
- Effect on Residential Amenity
- Effect on Green Wedge
- Consultation Responses

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

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

[2021/0816/FUL | Replacement and refurbishment of existing play equipment and recreation facilities and re-surfacing \(revised plans\). | Play Area Whittons Park Yarborough Road Lincoln Lincolnshire](#)

Statutory Consultation Responses

Consultee	Comment
Environmental Health	Comments Received
Long Leys Residents Association	Comments Received

Public Consultation Responses

No responses received.

Consideration

The consultation period for this application has not expired at the time of writing the report but does expire prior to the Committee Date, Members will be advised on the update sheet of any additional comments received.

The Proposal

The application proposes the installation of 21 items which are as follows: -

1. Jungle Dome
2. Cocowave Swing
3. Wheelchair Roundabout
4. Home Seesaw
5. Robinia Music Panels
6. Somersaut Bars
7. Multi Goal
8. Double Shelter with Bench
9. Single Shelter
10. Glacial Boulders x 8
11. Picnic Bench
12. Bench with Backrest
1. Double Cableway
14. Starting Platform
15. Stilts
16. Balance Rope with Posts
17. Agility trail 9
18. Waterlilies Balancing Posts
19. Agility Trail 6
20. Stepping Posts
21. Parcour Balance Station

Local and National Planning Policy

Paragraph 98 of the National Planning Policy Framework (NPPF) states 'Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for

nature and support efforts to address climate change. '

The site is located within the Central Lincolnshire Local Plan as a Green Wedge, Policy LP22 states that Development proposals within a Green Wedge will be expected to have regard to:

- c. the need to retain the open and undeveloped character of the Green Wedge, physical separation between settlements, historic environment character and green infrastructure value;
- d. the maintenance and enhancement of the network of footpaths, cycleways and bridleways, and their links to the countryside, to retain and enhance public access, where appropriate to the role and function of the Green Wedge;
- e. opportunities to improve the quality and function of green infrastructure within the Green Wedge with regard to the Central Lincolnshire Green Infrastructure network and Biodiversity Opportunity Mapping;

The following design principles within Policy LP26 of the Central Lincolnshire Local Plan would also 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;

Replacing existing play equipment within an existing playground is acceptable in principle.

Effect on Visual Amenity

The proposed play equipment would sit comfortably upon the existing play area. The design of the proposed equipment is acceptable and the materials, predominantly timber would reflect the surroundings of the site. The proposed play equipment would not require any changes to existing boundary treatments or new accesses; some new pathways would be laid within the site. It is therefore considered that the proposal would not have a detrimental impact on the visual amenity of the wider area in accordance with the Central Lincolnshire Local Plan Policy LP26.

Effect on Residential Amenity

The nearest residential properties are located in excess of 25 metres from the site. The interface distance and relationship between the proposed development and the existing buildings are not uncommon in urban settings such as these; similar relationships can be seen throughout the City. Officers are therefore satisfied that the development would have an acceptable relationship with these properties.

The City Council's Pollution Control Officer has confirmed that he has no observations to make regarding noise or other environmental impact. It is therefore considered that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

It is considered that this development would benefit the wider community by enhancing facilities on an established playground and promote physical activity and health for children and young people.

Effect on Green Wedge

Officers consider the proposal would improve the recreational value of the green wedge and that there would be no significant detrimental impacts on the character and appearance of the surrounding area, ecology, and any heritage assets. The proposal is therefore in accordance with Policy LP22 'Green Wedge' of the CLLP.

Consultation Responses

Long Leys Road Residents Association have commented 'LLRA supports this development. It delivers additional play facilities for local children in an area that is easily accessible on foot or by cycle.'

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The development does not result in a detrimental impact on the green wedge; in accordance with Policy LP22 'Green Wedge' of the Central Lincolnshire Local Plan. The proposed development would offer significant improvements to a key community facility for local residents. The development is considered to 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

That the application is Granted Conditionally

Conditions

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