

2021/0816/FUL – Play Area, Whittons Park, Yarborough Road, Lincoln



Warren Peppard
Head of Development Management
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To: Lincoln City Council

Application Ref: 2021/0816/FUL

Proposal: Replacement and refurbishment of existing play equipment and recreation facilities and re-surfacing

Location: Play Area, Whittons Park, Yarborough Road, Lincoln, Lincolnshire

With reference to the above application received 5 October 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

This proposal will have no impact on the public highway.

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:

Date: 25 October 2021

Becky Melhuish

for Warren Peppard
Head of Development Management

Mrs Lorraine McSorley - 43 Long Leys Road Lincoln

Customer objects to the Planning Application

Comments:

- 1) Increased noise and disturbance from additional equipment e.g. musical panels, game zone, cableway, and from increased footfall. The original briefing stated: 'Key activities sited away from existing housing to reduce noise & disturbance' which will not be the case if the existing playpark equipment is upgraded as proposed.
- 2) Height of jungle dome which is advised as 6m, this will protrude over the height of our hedge.
- 3) The original briefing stated: 'Reflects the green look and feel of the Long Leys area and its link with surrounding local wildlife spaces (Hobblers Hole, Newt Hollow) and West Common'. Adding new equipment and non-organic materials to the green space is not in keeping with this statement and will unduly affect the appearance of the area.
- 4) Concerns over highway safety and increased congestion on what are already busy roads adjacent to the park, (Long Leys Road and Yarborough Road). The 30-speed limit is regularly exceeded on Long Leys Road and, with more footfall, there is an increase in the potential for an accident occurring.
- 5) Effects on the natural habitat including existing trees, it is unclear if any trees will need to be cut back/down to accommodate new equipment.
- 6) The park has been particularly important in the pandemic and has become a place of refuge and tranquillity for many. This will be destroyed with the increase in footfall and additional equipment.

Karen Brooks - 41 Long Leys Road Lincoln LN1 1DP

Application no: 2021/0816/FUL - Play Area, Whitton Park

I live adjacent to Whitton park and the existing modest playground. I am concerned about the significant expansion to the area of the play facilities proposed by this application which effectively transforms a green open space with a few pieces of play equipment for young children into a large playground and sports ground covering most of the park and appealing to children of all ages.

My concerns are:

- Safe Access

The park is accessed from two main roads. There is no proposed car parking (the small parking area on Long Leys Road by West Common is intended for users of the common and is already in continuous use), no safe cycle access, and narrow pavements. I am a cyclist and can testify that both roads are intimidating and dangerous to ride along. Long Leys Road is narrow and busy and the central bollards lead to drivers squeezing out cyclists and carrying out reckless overtaking manoeuvres. Forcing cyclists onto pavements creates hazards as the footpaths are too narrow for multi use.

I understand that the finance for the expansion of the play facilities is provided by a section 106 agreement for planning consent for the large housing development at the far end on

Long Leys Road. This park is not local to this development and there does not appear to be a safe travel plan indicating how children would access the park.

- Facilities

There are no toilet facilities which are essential if children and accompanying adults are encouraged to make longer visits due to the increased size of the playground.

- Noise

The proposed expansion is likely to lead to increased noise disturbance for those living adjacent to the park. There is no scaled drawing showing the relationship of the proposed facilities to neighbouring properties and issues of noise and incursion do not appear to have been addressed in the application.

The inclusion of a ball play area is particularly concerning and there is already a pitch on West Common across the road.

- Character of Whitton Park

The park is currently a green open space which can be enjoyed by local residents, and in which the play facilities are a small part of the whole. This application transforms the whole park into a children's playground which would fundamentally change its character. I also understand that the proposed development may contravene the conditions of the bequest of the land for the park which included limits on the extent of paving / hard surfacing.

In conclusion, this proposal has not been adequately thought through. It is too remote from the housing it is intended to serve. The finance for play facilities appears to have been collected from a developer without a plan for how to use it, and the green open spaces of Whitton Park are now threatened by a desperate rush to spend this money within the allotted timescale. I hope that the Council will reject this application and that the applicant will look for a more suitable location to provide play equipment to serve families in the new housing estates.

Mrs JANE GREEN - Nethercourt 44 Long Leys Road Lincoln

Customer made comments neither objecting to or supporting the Planning Application

Dear Sir \ Madam,

Whilst the development outlined is a great idea for local residents and children, there are some important points that need to be addressed:

LONG LEYS ROAD - this is a busy road from the City centre to the A46 bypass and a local bus route; the SID [speed indicator device] outside of our house regularly indicates speeding motorists well in excess of the 30mph limit. There must be consideration for safety of children and pedestrians in accessing the site, whether arriving by car, on foot or cycling.

The pathways on Long Leys Road are narrow - no provision has been made for the safety of cyclists and pedestrians, and cyclists will have to use the roadway.

PARKING - no extra parking is being considered. Due to the nature of the development, people from outside of the local area will be encouraged to come and enjoy the facilities.

There are 3 [yes, parking for only 3 vehicles!] parking spaces opposite the Long Leys Road entrance to Whittons Park, which are usually full for most of the day, and used by dog walkers and walkers using the West Common, located opposite the Park. Extra parking is

needed for visitors using the Park.

CONSERVATION - the applicant is not local, and has obviously not realised the Park IS adjacent to land under Conservation at Hobblers Hole. This is a lovely area which has a pond and is left wild for nature lovers.

TOILET FACILITIES - with all the extra visitors encouraged to use the Park, why have no toilet facilities been considered?

WASTE - encouraging visitors to use the new benches for picnics, there will be extra waste and rubbish, so why are no extra waste bins proposed?

OPEN SPACE - particularly during the Spring and Summer months, the Park is regularly used for picnics by families to enjoy the open space; this open space will be much reduced when the Park is very busy, along with the extra equipment planned. Currently the play park is a small part of this open space, and works well for the enjoyment of all.

ALTERNATIVE - perhaps an alternative location should be considered? Nearer to a housing estate to serve local residents? Additional parking is needed to ensure the safety of visitors outside of the local area, which this proposed development will attract.

KOMPAN - will this Company be servicing and looking after the maintenance of the Park and the equipment? Will Kompan provide on-site supervision during busy periods and at weekends?

I trust all the above considerations are taken into account, ensuring the safety of all, when making the decisions pertaining to this Planning Permission.

Mr David Thorpe – 43 Long Leys Road Lincoln

Customer objects to the Planning Application

OBJECTION TO UNSUITABLE PLAY AREA - WHITTONS PARK

There are many reasons why this project should cease immediately, and planning request declined. The most relevant are as follows:

1/ The Park was gifted to the people of Lincoln to be used as a tranquil green space near to the City Centre. This is even more relevant in the current times. A noisy play park does not fit the rationale for this space.

2/ The height of some of the play equipment is such that it can be seen by local residential properties. The Park is bounded on the East (City side) by residential dwellings and so further development of the play area does not suit the locality.

3/ Privacy & Security for the residents on the boundary will be compromised. There is already a problem caused by children breaking through private hedges to access people's gardens that are clearly not part of the park. Local residents are very concerned about the risk of crime when trespass in their gardens takes place, particularly if older children will be visiting the park.

4/ There is No Available Parking provision so parents taking their children to the park will be inclined to abandon their vehicles on Long Leys Road and Yarborough Road. These are both busy highways with no parking provision. Traffic blockages and risk of accidents will result and this is never acceptable. Cars abandoned on Long Leys Road by people visiting West Common indicates that this is already a problem.

5/ There is no route for Cyclists and no Cycle Rack. As access is only from the busy highway the risk to children is too high.

6/ The Absence of Toilets is a major reason to cancel the project and presents a risk to the wildlife and the environmental quality of the park.

7/ Noise levels are likely to increase substantially and unacceptably leading to the need for residents to report to the Council. Some of the new equipment planned will create high levels of noise in addition to the screaming and shouting of the children using this equipment. This is only a very small park in what is largely a residential area and so is not suitable for the play items planned.

8/ The park is bounded at either end by busy main roads and so the Danger of Accident and injury to children is a risk to be avoided. The funds should be used to improve existing play parks that are in suitable locations e.g. Skellingthorpe or Boultham Park.

Mr Peter Jones – 41 Long Leys Road, Lincoln

Customer objects to the Planning Application

Planning Application Ref: 2021/0816/FUL

I live at 41 Long Leys Road which has a boundary onto the play area of Whittons Park. I have the following concerns about this planning application;

1. This application is proposing some good quality new play equipment but it is in the wrong place - the site is unsuitable for an expanded play area because it is sandwiched between two busy main roads with no parking, no cycle access, no toilets and too close to housing. There must be other more suitable areas in the neighbourhood away from main roads and with car parking.

1.1 The application attempts to downplay the scale of the proposal by wording it as "replacement and refurbishment of existing play equipment" while actually it is entirely the addition of new equipment with no removal of existing equipment.

1.2 This development appears to follow from the release of Section 106 funds associated with new housing at the west end of Long Leys Road. It is not obvious that Whittons Park is "local" to the area where the funds were allocated.

1.3 If it is for these residents then there is no provision for safe movement of pedestrians or cycles along a busy main road for children to safely access Whittons Park. Nor is there any car parking provision for access to Whittons Park.

NB There are only 4 parking slots close to Whittons Park, each with a maximum parking duration of 4 hr and these were intended for users of West Common.

2. If this goes ahead then new equipment is expected to bring increased footfall to the play area and associated car parking on road and footpath. It is a pity that there was no survey to assess the likely increased usage and their probable means of travel to the play area.

3. There is no provision for litter collection or removal in this proposal. Litter from fast food outlets already blights Long Leys Road and any further increase is unacceptable.

4. Toilets are essential for a development of this scale.

5. The noise factor is a particular concern. As a resident living next to Whittons park, the noise level on a sunny day and at the present site occupancy is unwelcome (as are the

footballs that come through the hedge). In particular the proposed football play feature will bring older children/teenagers and generate considerable noise that needs to be further away from local residents. It should be noted that there already are football facilities on West Common that are well away from housing.

I hope the Council will reject this ill considered application.

Ms Karen Brooks – 41 Long Leys Road Lincoln

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Resubmission as this was clearly not a "Neutral" comment.

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