

<b>Application Number:</b>	2025/0212/RG3
<b>Site Address:</b>	Playground, Hartsholme Country Park, Hartsholme Park
<b>Target Date:</b>	4th July 2025
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	City Of Lincoln Council
<b>Proposal:</b>	Installation of play equipment.

### **Background - Site Location and Description**

The application location is within Hartsholme Country Park, as this is City Council owned land, and the proposals have been submitted by the City Council, the application has been brought before the Planning Committee for a decision.

The application is for playground equipment which was required as a condition of the Western Growth Corridor development:

"45) Prior to the occupation of the 1st dwelling, a Design and Specification for the provision of a new piece of play equipment for Hartsholme Park, shall be agreed in writing with the Local Planning Authority. The agreed play equipment shall be provided prior to the occupation of the 100th dwelling. Reason: In accordance with the Local Plan Supplementary Planning Document."

Playground equipment would not normally require planning permission however as the net structure is over 4m in height, permission is required in this case.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 21st May 2025.

### **Policies Referred to**

- National Planning Policy Framework
- Policy S53 Design and Amenity
- Policy S63 Green Wedges

### **Issues**

The Proposals have been assessed with regard to:

- Accordance with National and Local Planning Policy
- Design and the impact on visual amenity, character and appearance
- Highways safety, access, and parking

### **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

## **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received

## **Public Consultation Responses**

No responses received.

## **Consideration**

### **Accordance with National and Local Planning Policy**

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 130 states that planning decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application is for alterations to a building and therefore Policy S53 - Design and Amenity of the Central Lincolnshire Local Plan are relevant.

Policy S53 'Design and Amenity' covers all new development. The policy permissive of development that achieves a high-quality sustainable design that contributes positively to local character, landscape, and townscape, and supports diversity, equality, and access for all.

The park is allocated as "parks and gardens" and as part of the Western Flank Green Wedge (West Common and Hartsholme), therefore Policy S63 is also relevant. This policy states

that within the Green Wedges planning permission will not be granted for any form of development, including change of use, unless:

- a. it can be demonstrated that the development is not contrary or detrimental to functions and aims of the Green Wedge; or
- b. it is essential for the proposed development to be located within the Green Wedge, and the benefits of which override the potential impact on the Green Wedge.

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; and
- e. opportunities to improve the quality and function of green and blue infrastructure within the Green Wedge with regard to the Central Lincolnshire Green Infrastructure network and Biodiversity Opportunity Mapping.

#### Design and the Impact on Visual Amenity, Character and Appearance

The proposed play equipment would sit comfortably within the Country Park and the wider context of the area used for recreational purposes. The design of the proposed equipment is acceptable, and the materials are usual for Play equipment and would not appear out of place. The proposed play equipment would not require any changes to existing boundary treatments or new access.

The ground below the new equipment will be laid with grass matting to allow for safety of the equipment and blend into the existing ground.

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 S53.

The City Council's Environmental Health 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 S53.

The location of the play equipment was discussed as part of the Western Growth Corridor project and has previously been agreed as a suitable location with various parties. The proposal is not harmful to the purposes of the Green Wedge and would increase the provision of an accessible recreational resource, with both formal and informal opportunities, close to where people live. Public access is to remain as existing and therefore the proposals would not be compromising the integrity of the Green Wedge.

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

Officers therefore consider the proposals are not detrimental to the purposes of the green wedge and the benefits of the new play equipment in an existing Country Park location

override any potential impact, therefore in accordance with Policy S63.

### **Highways Safety, Access and Parking**

The Lincolnshire County Council as Highways Authority have raised no objection to the application, and Officers do not consider Highway Safety or Traffic Capacity would be harmed by the proposal.

Access will remain as existing around the country park and no new access is proposed.

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

The specification of the play equipment has been agreed previously with various parties and discussed during the previous Western Growth Corridor Planning application. Play equipment would not usually require Planning Permission, however as part of the equipment exceeds the permitted 4m height planning is required.

### **Financial Implications**

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

The proposal is considered acceptable in this instance as it does not undermine the character or appearance of the wider area or the Green Wedge. It is considered that the proposal would not result in significant harm.

On this basis, the application is in accordance with policies S53 and S63 of the Central Lincolnshire Local Plan and the National Planning Policy Framework and is therefore recommended for approval.

### **Application Determined within Target Date**

Yes.

### **Recommendation**

That the application is granted conditionally

### **Standard Conditions**

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

**Conditions to be discharged before commencement of works**

None.

**Conditions to be discharged before use is implemented**

None.

**Conditions to be adhered to at all times**

None.

**Table A**

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
		Other	
		Location Plan	
proposed net product information		Proposed	7th April 2025
proposed net plan		Proposed	7th April 2025
CAS-391617-F1X9X8		Proposed	15th April 2025