REF. NO. F/14/74838

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Replace wooden skate ramp with concrete skate ramp Pilands Wood Skate Ramp, Play Area Foundry Crescent Bursledon Southampton SO31 8FY

SITE VISIT DATE – 31/7/14

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Replacement of existing wooden skate ramps with concrete skate ramp. The skate ramps cover an area of 230m2 and the highest point is 1.8m above ground level. The ramps are positioned in an m shape and the structure is surrounded by a 2.5m deep grass bung with access steps up to the first ramp. Beyond this is the perimeter fencing making the enclosure around 610m2
TOPOGRAPHY	Downward slope from foundry crescent towards the site.
TREES	Row of mature trees run along the eastern edge of the park
SITE CHARACTERISTICS	The site consists of a wooden skate park with a small number of jumps enclosed by 1m high metal fencing. Alongside the skate park is a play area and muga and a large grassed area. To the far side of the site is a path followed by the trees.
CHARACTER OF LOCALITY	Predominantly residential. The nearest dwelling being around 18m away from the site and well screened by mature trees (49 Cedar Close).

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/63032	Provision of multi-use games area with 3m high mesh fencing and provision of new footpath link.	Permit (Nov 2008)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Biodiversity	No objection
Bursledon Parish Council	No objection
Environment Agency	No objection

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	No objection – recommend conditioning hours of work, dust and no burning.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary - Countryside SINC - Site of Importance for Nature Conservation

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 1.CO & 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 policies: S9 & DM1
(the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

Noted and appropriate conditions will be applied

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Policy 1.CO of the Eastleigh Borough Local Plan Review (2001-2011) accepts outdoor recreational uses in countryside locations providing they do not require the provision of buildings, hard

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

standings or structures which, are of a form scale or design which would demonstrably harm the character of the locality.

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Character and Appearance

The proposal is on the site of an existing small wooden skate park and will enlarge this facility taking over part of the grassed section within the existing enclosure. The proposal is constructed of concreate and will improve the quality of the skate park. It sits within the more built up section of the park alongside the multi-use games area and play park. The facility will help improve the provision of outdoor facilities within Bursledon and the park will still retain plenty of green space for local residents to enjoy. As such the proposal is not considered to harm the character and appearance of the locality.

Residential Amenity

The park is well screened by mature trees along its eastern and part of its southern boundaries and is a reasonable distance from residential properties. As such the proposal is not considered to harm the amenity of residential properties, by way of overlooking, loss of light or being visually intrusive. The replacement skate should also not create excessive level of noise when compared against that of the playground, muga and other users of the park.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside/inside the designated zone of impact.

Other development

It is noted that any changes to the skate parks perimeter fence (providing it is not more than 2m in height) and the addition of the youth shelter and part can be completed under the permitted development rights of the parish council.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

REF. NO. F/14/74838

CONCLUSIONS

Recommend Permit