

3.1 Internal:

3.1.1 Countryside Officer - No objections.

3.1.2 Highway Regulation (Network Management) No Objections.

3.2 External:

3.2.1 Police Architectural Liaison Officer - No objections

3.2.2 Publicity - No comments received at the time of writing. Comments received to be updated verbally.

4.0 APPRAISAL

4.1 The key issues are considered to be:

- Design / visual amenity
- Impact on neighbours
- Effect on the Local Nature Reserve

4.2 National Planning Policy Statement 1 - Delivering Sustainable Communities states that good planning is a positive and proactive process, operating in the public interest through a system of plan preparation and control over the development.

4.3 Planning Policy Statement 9 "Biodiversity and Geological Conservation" sets out planning policies on protection of biodiversity and geological conservation through the planning system.

4.4 Draft Local Plan Policy CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials

4.5 Draft Local Plan Policy CYGP7 states the development of land designated as open space on the proposals map, or any other areas of open space that are provided in conjunction with planning permission during the plan period will only be permitted where a) there will be no detrimental effect on the local amenity or nature conservation b) compensatory provision of an equivalent size and standard is provided by the applicant in the immediate vicinity of the site proposed for development.

4.6 Draft Local Plan Policy (NE5a) states that development likely to have an adverse effect on the Local Nature Reserve or a non statutory nature conservation site will only be permitted where the reasons for the development clearly outweigh the substantive nature conservation of the site. In addition sites of lesser nature conservation importance are non the less significant at a more local level and worthy of protection.

PRINCIPAL

4.7 The proposed play area would be situated within an area of open space used for recreational purposes adjacent to Westfield Primary School and its grounds, adjoining to Chapelfields Estate and Westfield Place. It is considered the details of the scheme provide essential outdoor play facilities beneficial to older children. Thus is acceptable in principal.

VISUAL AMENITY

4.8 The proposed play area would be sited in the region of 70 metres from a mature hedge which delineates the front boundary of the site bordering on to Grange Lane. The visible elements of the proposed structures from the road are considered to be appropriately sited adjacent to the outside recreational facilities of Westfield School and the adjacent playing field. The proposals are considered to be of an appropriate size and scale constructed primarily of wood incorporating some steel installed upon grass safety mats. Notwithstanding the aim of the Local Plan (as quoted above in policies NE5a) which only allows development of these sites where there is no detrimental effect on the local amenity or nature conservation, it considered the siting and visual appearance of the scheme is acceptable. Thus complies with GP1 and GP7 of the Draft Local Plan.

RESIDENTIAL AMENITY:

4.10 In terms of residential amenity the rear gardens of dwellings closest to the site at 107 - 111 Westfield Place are separated from the proposal by the flank side elevations of the Westfield School, screened by existing established trees and extensive boundary coverage, combined with varying ground levels. The dwellings situated opposite the established public entrance on Grange Lane are set back from the road frontage with wide grassed verges. The proposed equipment would be situated approximately 70 metres from the boundary. Notwithstanding the location of the play area situated in an established area of public outside space, it is considered by virtue of the separation distances and mature hedging enclosing all elevations, would be unlikely to result in unacceptable disturbance to adjacent residents. The Police Architectural Liaison Officer supports the scheme as a much needed facility for children and young teenagers. No objections in respect of crime and anti social behaviour.

4.11 Furthermore, information supplied on application form confirms that appropriate neighbour and community consultation has been carried out by virtue ward committee meetings, residents associations and Westfield Primary and York High Schools.

NATURE CONSERVATION

4.12 The Countryside Officer has conducted a visit to the site and has confirmed no objections to the scheme.

5.0 CONCLUSION

5.1 It is considered that the proposed play area would be an acceptable addition in relation to the setting of the public open space and residential properties.

5.2 As the neighbour notification period has not ended delegated authority to approve is recommended in compliance with policies GP1design, GP7 open space and NE5a local nature conservation sites.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Delegated Authority to Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Scheme No 25236rev2/NYO _ Tech Info dated 25.02.11 |

7.0 INFORMATIVES: Notes to Applicant

1. Reasons for Approval:

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the visual amenity of the surrounding area, loss of neighbour amenity and protection of the Local Nature Reserve . As such the proposal complies with Policies GP1,GP 7and NE5a of the City of York Draft local plan (4th set of changes) approved April 2005.

Contact details:

Author: Sharon Jackson Development Management Assistant
Tel No: 01904 551359