

COPELAND BOROUGH COUNCIL

7 4/09/2440/0

EXTENSION OF PLAY AREA ON TO AMENITY GRASS LAND
TO THE NORTH OF THE SITE
CASTLE PARK, WHITEHAVEN, CUMBERIA.
COPELAND BOROUGH COUNCIL

Parish Whitehaven

PROPOSAL

Planning permission is sought to extend the existing children's play area which is located near the entrance to Castle Park off Lowther Street. The original play area was granted permission in 1988. The current proposal forms part of an overall initiative by the Council to upgrade the play areas at Castle Park, Bransty and High Street.

The extension will cover an area of 300 sq m and will allow the addition of three pieces of play equipment which will be aimed at the older age group (8 to 13 years old). The equipment will be constructed of timber and steel and any moving parts will be covered with powder coated paint. The precise details of the equipment that is to be installed is uncertain at present as it has to be subject to both a tender process and further consultation with the end users.

The extended play area is to be surfaced with bark chippings and is to be bound by a 1 metre high wooden post and rail fence with supplementary planting. An existing mature oak tree which lies adjacent to the play area is to be retained.

There are no plans to create a public car park to serve the children's play area.

CONSULTATION RESPONSES

Letters of objection have been received from the Secretary of the Residents Association and also an individual resident at Whitehaven Castle who states that they have no objection to the extension of the play area but have concerns about the potential increase in the use of the car park associated with the flats at Whitehaven Castle by people using the play area. These comments have been reiterated by Home Housing who stress that unauthorised parking at Whitehaven Castle is a problem even though there are notices in place stating that it is a private car parking area. They have requested that thought is given to creating car parking facilities at the play area.

PLANNING POLICY

Policy SVC 13 of the Local Plan seeks to protect areas of public amenity space from development. Policy SVC 14 of the adopted Copeland Local Plan 2001-2016 permits the expansion of outdoor

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recreation facilities provided that the proposal will not harm the appearance of the area, will not affect the living conditions of local residents or create unacceptable traffic conditions in the vicinity of the site.

The site falls within the Whitehaven Town Centre Conservation Area. Policy ENV 26 requires all new development within the Conservation Area to protect and enhance the character and appearance of the Area.

CONCLUSIONS

The proposed play area is modest in scale and will enhance the existing play facilities within the park. The use of additional planting will also help to soften the impact of this development when viewed from outside the site.

Although the precise details of the type of play equipment that is to be installed have not yet been finalised this could be controlled by imposing a condition on any planning permission which requires these matters to be agreed before installation.

The extension to the play area will not be located any nearer to the residential properties at Whitehaven Castle than the existing facility. This separation distance is considered to be sufficient to ensure that this proposal will not affect the living conditions of local residents.

The only concern raised by the local residents and Home Housing relates to the unauthorised use of the car park at Whitehaven Castle by users of the play area. Although these concerns are noted the enforcement of parking on a private car park is a private matter and is not something that can be resolved as part of this application. Parking restrictions are already in place along the road frontage to the park on Lowther Street which extend up to the junction with the private car park at Whitehaven Castle.

The Residents Association has suggested that car parking could be created within the park to serve the play area to alleviate the current problems. This proposal would involve a form of hard development which would be detrimental to the appearance of the park in contravention of Policy SVC 13 of the adopted Copeland Local Plan 2001-2016.

The site is easily accessible either on foot or by public transport being within close proximity to the town centre. The creation of a children's play area within a public park in this location is considered to be acceptable and in accordance with planning policy.

Recommendation

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That the application be referred to Full Council under Regulation 3 of the Town and Country Planning General Regulations 1992 and recommended for approval subject to the following conditions:-

2. No development shall commence until details of all the play equipment that is to be installed on the extended play area hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
3. Prior to the first use of the extension to the play area hereby approved, soft landscaping shall be planted around the perimeter of the site in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. Landscaping shall be carried out in accordance with the approved details.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

For the avoidance of doubt and to ensure a satisfactory form of development

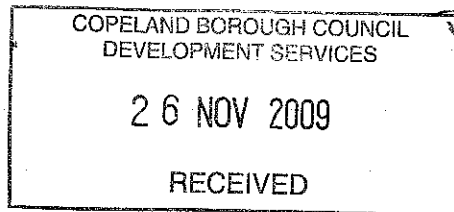
To ensure a satisfactory form of landscaping

Reason for decision:-

An acceptable extension to an existing play area which will not have an adverse impact on the amenity of the area in accordance with Policies SVC 13, SVC 14 and ENV 26 of the adopted Copeland Local Plan 2001-2016

At the meeting of the Planning Panel, on the 11 November 2009, it was agreed that Mr Copeland could speak on Planning Application 4/09/2440/0W1 – Extension of Play Area at Castle Park, he is now unable to speak and has submitted a written representation instead.

Mr Tony Pomfret
CBC,
Catherine St,
Whitehaven.
CA28 7SJ.



RON COPELAND
18, WHITEHAVEN CASTLE,
WHITEHAVEN.
CA28 7RA.
01946 61879

24 November 2009

Dear Mr Pomfret,
Extension of Play Area at Castle Park, Whitehaven

At the recent planning meeting when the above item was referred to full council. I therefore stated I would like to have the option to speak at such meeting and was informed to place the request in writing. Unfortunately I have to attend a Middlesbrough Hospital (James Cook) on the 8th of December therefore I tender my apology. However may I with respect present the following in the hope that the Chairman will allow them for Council consideration.

① Planning Policy. May I again draw your attention to Policy SVC 13(2001-2016) which permits the expansion of outdoor recreation facilities, with a proviso:- Will not "create unacceptable traffic conditions in the vicinity of the site". The site of the present Play area alone presents us with those problem by reason of CBC not envisioning the vehicular problem which not only restricts our free flow vehicular and pedestrian movements but causes obstructions and hazards for our disabled and wheelchair users and quite worrying the inability of the Emergency services to be able to gain access (only on one occasion - but who can say when there will be another).

② A request for parking within the boundaries of the Park, this request being the answer to the problem a copycat of what was allowed to happen

at the North West gate when Office & Shop workers parked within the gates, so there has been a blind precedent.

③ The corner of Platt walks, Top of Fowther Street where our residence is situated can be confirmed by the Police as the worst Black spot for road accidents in Whitehaven.

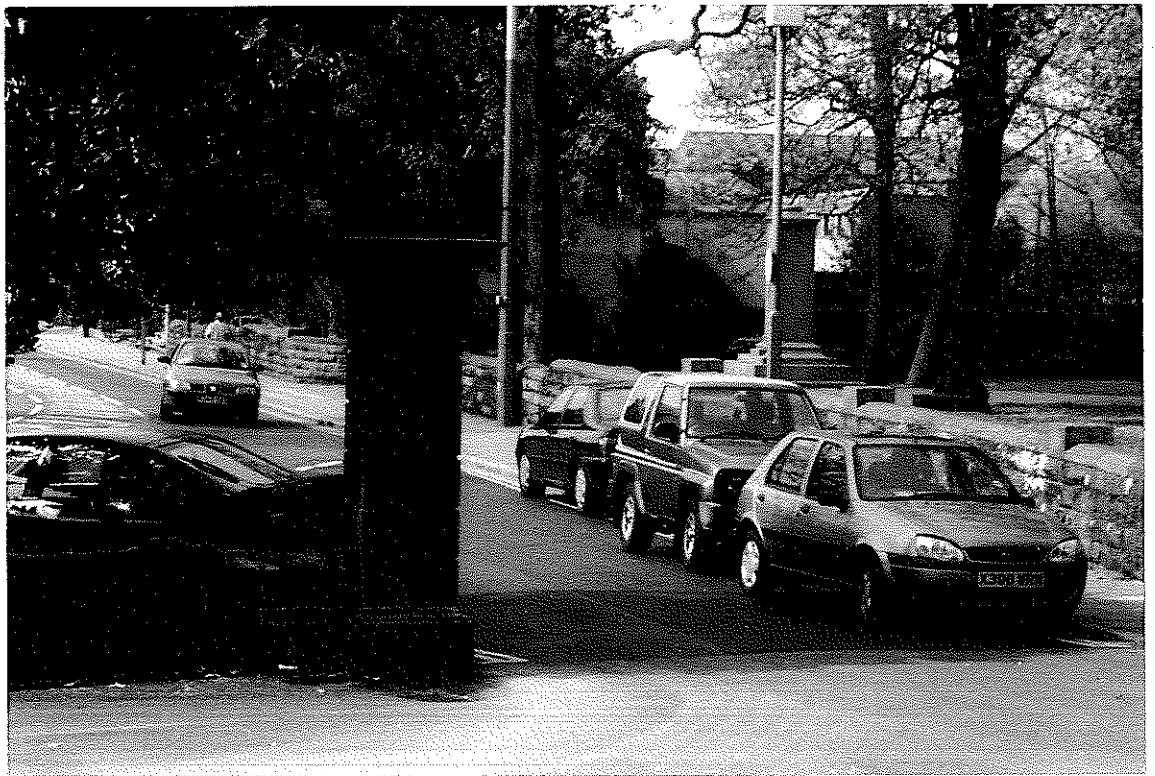
I must stress we have no objection to a play park area. But feel that EBC are neglecting their Moral if not Mandatory obligations as in ① with regards to the non proviso of car parking facilities for a proposal that will increase the present unacceptable traffic conditions.

By reason of the above points raised where Officers and Cllrs can see the problems I would respectfully ask you to consider convening a site meeting and possibly see and hear first hand from our disabled residents

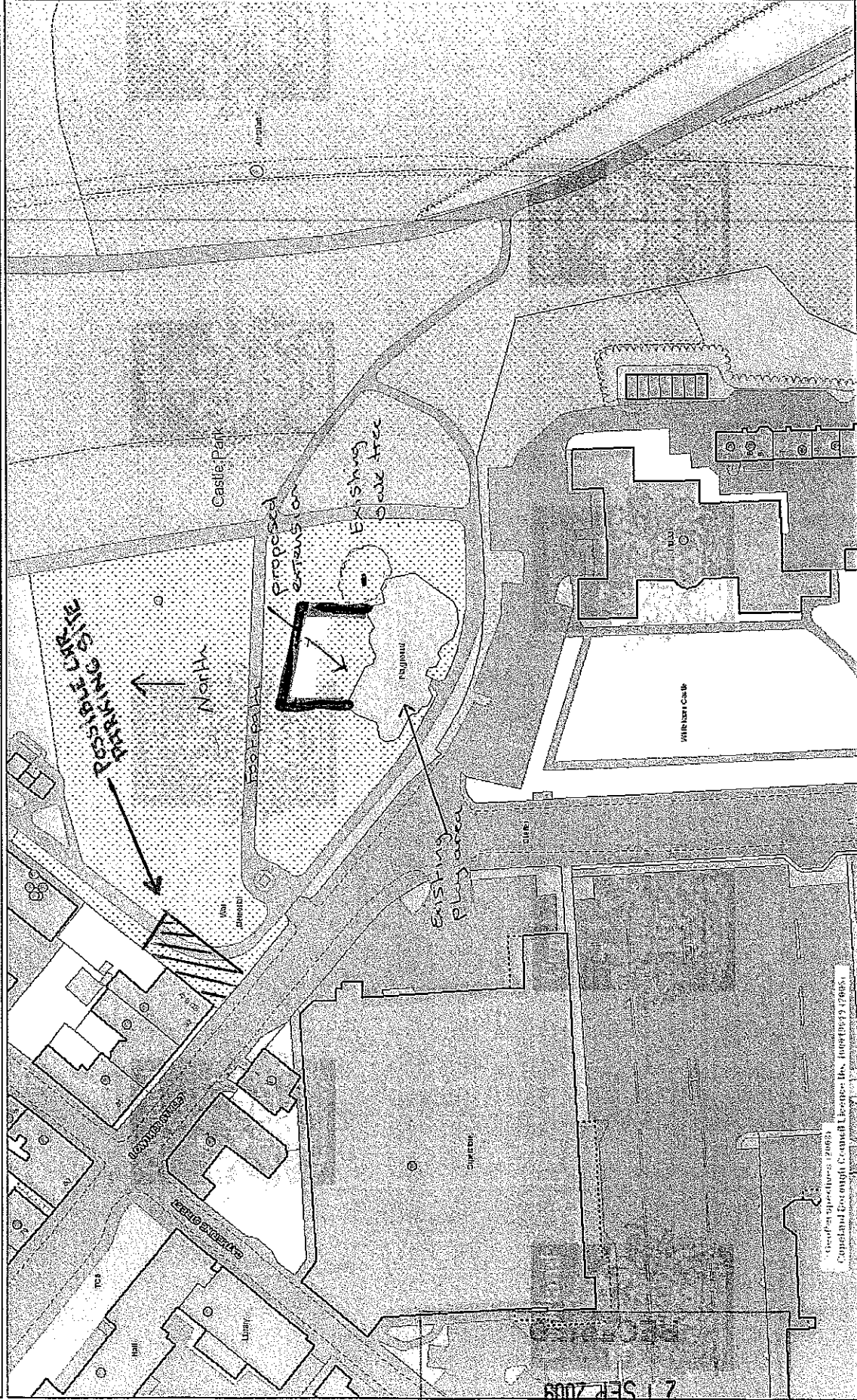
Enclosed: Two Photographs,
Hatched area for Car refuge.

Yours sincerely,

Donnie Beveland



Not drawn to scale



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Date 4/9/2009

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