

Unrestricted Report

ITEM NO: 6

Application No.
13/00789/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
6 September 2013

Target Decision Date:
1 November 2013

Site Address:

**Locks Ride Playing Fields Forest Road Winkfield
Row Bracknell Berkshire**

Proposal:

**Installation of 2m high palisade fencing and gate to replace existing
wooden fencing and gate on south eastern corner of playing fields
facing Locks Ride**

Applicant:

Winkfield Parish Council

Agent:

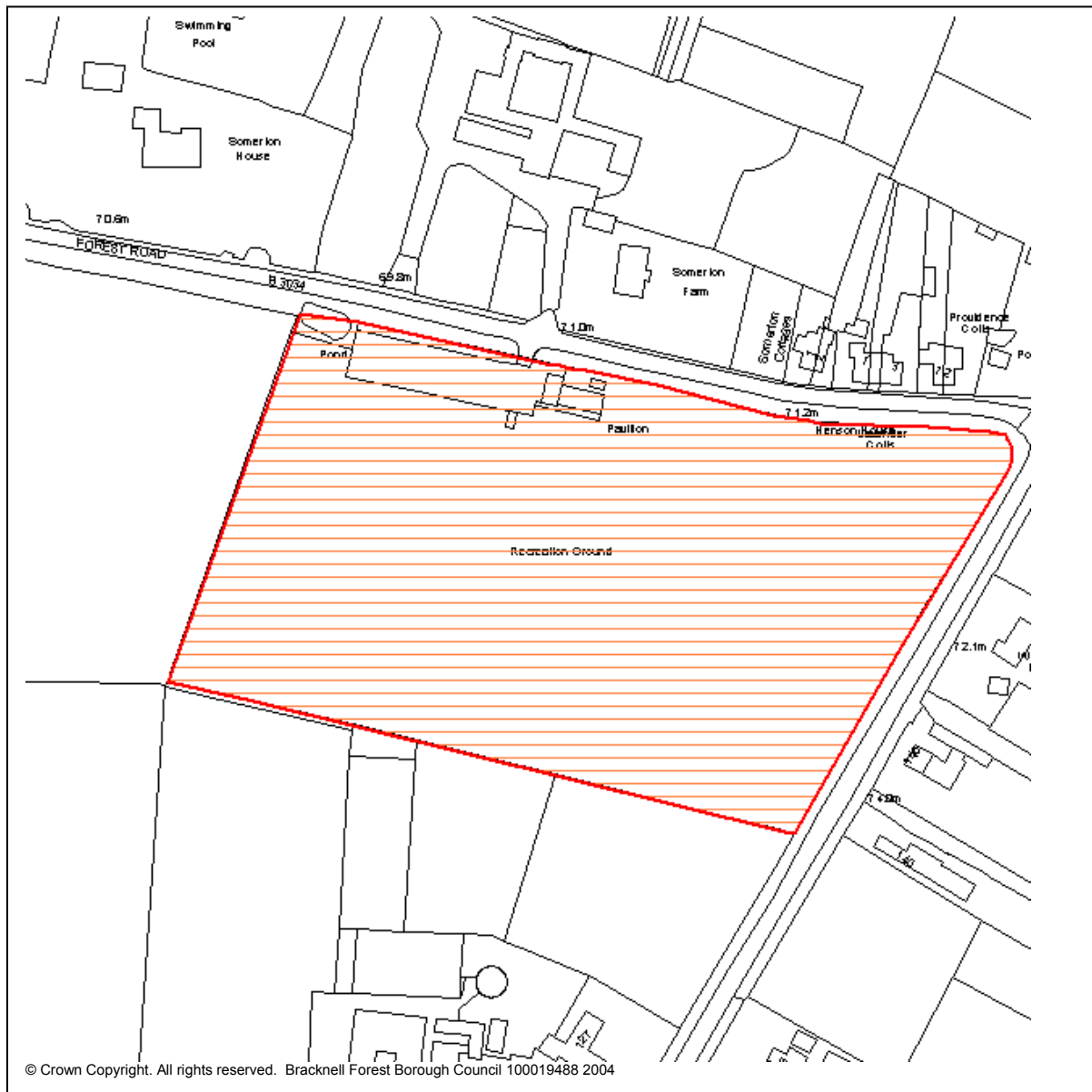
(There is no agent for this application)

Case Officer:

Sarah Horwood, 01344 352000

environment@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



1 **RELEVANT PLANNING HISTORY** (If Any)

12956 Validation Date: 08.11.1967
Sport pavillion and car park.
Approved

7415 Validation Date: 13.12.1961
Playing field.
Approved

20504 Validation Date: 01.01.1973
Extension to existing sports pavillion, additional car parking area and internal alterations.
Approved

3686 Validation Date: 01.01.1956
Playground shelter.
Approved

619151 Validation Date: 06.08.1993
Construction of single storey extension forming groundsmans store plus canopy to front of existing pavilion.
Approved

12/00806/FUL Validation Date: 08.10.2012
Retention of sanded play area and associated play equipment and works.
Unconditional Approval

12/00807/LDC Validation Date: 06.10.2012
Application for a certificate of lawfulness for the retention of recreational equipment.
Approved

2 **RELEVANT PLANNING POLICIES**

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN8L	Dev On Land Outside Settlements
BFBLP	EN20	Design Considerations In New Development
BFBLP	M6	Cycling And Walking
BFBCS	CS1	Sustainable Development Principles
BFBCS	CS7	Design
BFBCS	CS9	Development on Land Outside Settlements
SALP	CP1	Presumption in Favour of Sustainable Development

3 **CONSULTATIONS** (Comments may be abbreviated)

Winkfield Parish Council

(No comments received at time of producing this report).

4 REPRESENTATIONS

6no. letters of objection received to the proposal (2 of which are from the same postal address) which raise the following:

- Unclear if palisade fencing being put around the entire grounds [officer comment: it has been confirmed that the proposal is for the SE corner of the site and the description of development has been amended]
- Palisade is out of character for the site and wooden gate and fencing is suitable for rural environment
- No need for a gate
- Will gate be locked
- Location of gate incorrect, not on north and eastern area but in south eastern corner of site [officer comment: it has been confirmed that the proposal is for the SE corner of the site and the description of development has been amended]
- No consultation with residents by applicant [officer comment: no requirement for applicant to consult with residents but consultations have been undertaken by the LPA].
- Is proposal to keep people in site - has been safety issues with children getting out of the site [officer note: this is not a material planning consideration]
- Is proposal to keep people out - no barrier is proposed at Forest Road entrance [officer note: this is not a material planning consideration]
- Management strategy for site makes no reference to additional gates or fencing [officer note: this is not a material planning consideration]
- Further applications will be submitted for various ad hoc additions [officer note: this is not a material planning consideration]
- Any development at site must meet criteria for permitted development [officer note: the correct route where development exceeds permitted development is to apply for planning permission, hence the submission of this application]
- Play park is no longer ancillary to but primary function of the recreation ground [officer note: this proposal is for operational development, not change of use of the site]
- Objections to history of developments at this site [officer comment: this proposal must be assessed on its own merits]

Officer comments:

- This proposal must be assessed on its own merits. The height of the gate and fencing exceeds 1m in height in a location adjacent to a highway. As such, the proposed development requires planning permission as it does not comply with the caveats outlined in Class A, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which relates to the erection of a gate, fence, wall or other means of enclosure.
- Any further planning applications for the site will be assessed on their own merits if or when they are submitted to the LPA.
- This application relates to the installation of a gate and fence only.

All planning considerations are addressed in the main report.

5 OFFICER REPORT

This application is reported to the Planning Committee as more than 3 objections have been received to the proposal.

i) PROPOSAL

Full planning permission is sought for the installation of a replacement pedestrian access gate and fencing adjoining the gate to be located in the south-eastern corner of the site.

The proposed gate would be a green powder coated palisade gate which would be 2m high and 1.5m wide. A section of palisade fencing would be erected either side of the gate which would be 2m high and 2.75m wide in total. This would replace an existing wooden gate and fencing at this entrance into the playing fields from Locks Ride. The total width of the gate and fencing would be 4.25m.

For clarification, this application relates solely to the erection of gates and fencing at the pedestrian entrance to the playing fields from Locks Ride in the south-east corner of the site. The description of development has been amended and a clearer plan sought from the applicant.

ii) SITE AND BACKGROUND

Locks Ride Playing Fields are located to the south of Forest Road and to the west of Locks Ride and covers an area of 3.2ha. The whole of the site is located within Land Outside A Defined Settlement as per the Bracknell Forest Borough Policies Map. Vehicular access to the site is off Forest Road. The site comprises a pavilion and changing rooms located on the northern boundary, the public car park is located to the west of the pavilion and there are 2 full sized football pitches and a cricket square. The children's play area is located along the northern and eastern boundaries of the site.

Locks Ride Playing Fields has been established for recreational use since the 1960's.

An application for planning permission was approved by the Planning Committee in January 2013 for the retention of a sanded play area and associated play equipment and works. This development is located in the north-eastern corner of the site. An application for a Certificate of Existing Use or Development (ref: 12/00807/LDC) was also approved in January 2013 for play equipment on site (Dual cableway including associated earth mounds, BBQ area, Sunshade poles, Picnic area with 3no. benches, Splash pad including splash pad plant housing, Gym area - chest press, lateral pulldown, leg press, exercise bike, 2no. hammocks, Trampoline, Douglas fir swing). An assessment of the development on site against the provisions of Class A, Part 12, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) was undertaken and it was considered that the recreational play equipment subject to the application 12/00807/LDC constituted 'Permitted Development'.

This application for gates and fencing must be assessed on its own planning merits. The height of the gate and fencing exceeds 1m in height in a location adjacent to a highway. As such, the proposed development requires planning permission as it does not comply with the caveats outlined in Class A, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which relates to the erection of a gate, fence, wall or other means of enclosure.

iii) PLANNING CONSIDERATIONS

(1) Principle of development

Policy CP1 of the Site Allocations Local Plan sets out that a positive approach to considering development proposals which reflect in the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is in conformity with the NPPF.

The site is located on "Land outside of Defined Settlement" as designated by the Bracknell Forest Borough Policies Map. Policy EN8 of the BFBLP and Policy CS9 of the CSDPD refer to developments within the Countryside and developments in this location maybe acceptable where there is no adverse impact to the function, character and appearance of the land. This matter is assessed in the remainder of the report, as is the effect of the development on residential amenity and highway matters. The aims of Policy EN8 of the BFBLP and Policy CS9 of the BFBLP are in conformity with the NPPF.

(2) Effect on residential amenities of neighbouring properties

Policy EN20 of the BFBLP states that developments should not adversely affect the amenity of surrounding properties. This is consistent with the NPPF.

There are residential properties to the north of the playing fields on Forest Road and to the east and south on Locks Ride. The proposed gate and fencing would be set 30m from the closest residential property on Locks Ride. In view of this separation distance to the nearest residential property and the height of the enclosure at 2m, the proposal would not be considered to appear visually prominent to the detriment of surrounding properties. The visual impact of the gates and fencing to surrounding residential properties would be further mitigated by existing boundary screening along the eastern boundary of the site facing onto Locks Ride - established hedgerow and trees which would screen views of the gate and fencing to a large degree from outside of the site.

As such, the proposal would not be considered to affect the residential amenities of neighbouring properties and would be in accordance with Policy EN20 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

(3) Impact on character and appearance of surrounding area

Policy EN20 of the BFBLP and Policy CS7 of the CSDPD relate to design considerations in new proposals. These policies seek to ensure that developments are sympathetic to the character of the area and are of a high quality design. Policy EN8 of the BFBLP and Policy CS9 of the CSDPD refer to development on land outside settlements and seeks to protect the character and appearance of the land. These aims are consistent with the NPPF.

Objections have been raised relating to the design of the proposed gate and fencing and its affect on the character of the area. These issues are addressesd below.

The proposed palisade gate and fence would be set back approximately 2m from the footpath on Locks Ride. The gate and fencing would be 2m high and would be a total of 4.25m wide. Given the set back of the gate and fencing from the highway and its height

and width, the proposal would not be considered to appear unduly prominent within the street scene to the detriment of the character and appearance of the surrounding area.

The proposed palisade gate and adjoining fence would not be of a solid design, thus allowing views through into the playing fields. The gates and fencing would be green in colour which would assimilate well with the adjoining hedgerow and trees which denote the boundary of the site.

Objections have been raised in relation to the type of gate and fencing proposed, stating it is out of character in a rural area. It is acknowledged that the palisade gate and fencing would replace an existing wooden gate and fencing, however the proposal is not considered to appear an unusual means of enclosure at a recreation park. On balance, given the set back of the gate and fencing from the footpath, its total width of 4.25m and the screening provided by existing hedgerow, in this location, the proposal is considered acceptable, not adversely impacting upon the character and appearance of the area to its detriment.

The proposal would be acceptable in design and would not adversely affect the Countryside setting of the site in accordance with Policies EN8 and EN20 of the Bracknell Forest Borough Local Plan, Policies CS7 and CS9 of the Core Strategy DPD and the National Planning Policy Framework.

(4) Highway implications

Policy M6 of the BFBLP refers to cycle and walking and requires adequate provision for pedestrians is made to all sites. This is consistent with the NPPF.

The proposed gate would replace an existing pedestrian gate to the playing fields. As such, pedestrian access to the site from Locks Ride would be maintained. The proposal would not affect vehicular access or parking.

Objections were raised for the need for a gate and whether it would be locked. As access to the land would be maintained, this is a site management issue.

The proposal is considered to be in accordance with Policy M6 of the Bracknell Forest Borough Local Plan and the NPPF.

iv) CONCLUSION

The proposed palisade fence and gate would not be considered to impact upon the residential amenities of neighbouring properties or character and appearance of surrounding area and pedestrian access to the site would be maintained. As such, the proposal is considered to be in accordance with Policies EN8, EN20 and M6 of the Bracknell Forest Borough Local Plan, Policies CS1, CS7 and CS9 of the Core Strategy DPD, Policy CP1 of the Site Allocations Local Plan and the National Planning Policy Framework.

The application is therefore recommended for approval.

6 RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the approved plan received by the Local Planning Authority on 3 September 2013:
plan entitled "Locks Ride Playing Fields" - Appendix 2.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 01. Time limit
 02. Approved plans

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk