

Skate Park Long Grove Park Long Grove Road Epsom Surrey

Installation of additional concrete multi-use skate facility.

Ward:	Ruxley
Contact Officer:	John Robinson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OWU6UPGYHXQ00>

2 Summary

The application site comprises the Council owned Long Grove Park. This application seeks permission for the installation of an additional concrete multi-use skate facility.

- 2.1 **The application is recommended for APPROVAL** as it involves policy compliant open recreational Green Belt use and there are no significant visual, residential amenity or other significant concerns relating to the proposal.

3 Site description

- 3.1 The application site, comprises a section of open grassed land, adjacent to the existing skate park in Long Grove Park.
- 3.2 The overall site is located to the south west of Grove Road and falls within the Green Belt. The site is bounded to the north by a parking area beyond which are the grounds of the Southfield Park Primary School. To the north west the site is bounded by a group of three storey flat blocks, forming part of the Livingstone Park development. To the south are the rear gardens of residential properties fronting Horton Hill.

4 Proposal

- 4.1 This application seeks permission for installation of an additional concrete multi-use skate facility.
- 4.2 The skate park would occupy a roughly rectangular area measuring 36.43 (l) x 8.7m (w). It would incorporate a number of ramps and platforms varying in height above ground level (+200mm - +1200mm).

5 Comments from third parties

5.1 The application was advertised by means of letters of notification to 14 neighbouring properties, and a site notice. To date (20.12.2017) 4 letters of objection have been received regarding:

- Increase in anti-social behaviour (noise and disturbance)
- Injuries to younger children
- Less space for kite flying, dog walking football games
- loss of open space

6 Consultations

6.1 Highways Officer: No comments.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
		None relevant	

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Para 79-92: Protecting Green Belt Land

Core Strategy 2007

Policy CS1 Sustainable Development
Policy CS2 Green Belt
Policy CS4 Open Spaces and Green Infrastructure
Policy CS5 Built Environment

Development Management Policies Document 2015

Policy DM4 Biodiversity
Policy DM6 Open space provision
Policy DM9 Townscape character and local distinctiveness
Policy DM10 Design requirements for new developments

9 Planning considerations

Principle of Development

- 9.1 In principle the proposal for a skateboard park structure within this area of the Long Grove Park is compatible with national Green Belt policy that allows for provision of appropriate outdoor recreation facilities as long it preserves the openness of the Green Belt and does not conflict with the purposes of it, including land within it.

Impact on Openness

- 9.2 The proposed skate park would have individual elements which would protrude above ground level at a maximum height of 1.2m. The skate park would be located adjacent to the existing skate park and would therefore not be viewed in isolation, but as a continuation of the “built-up” part of the park (comprising the existing playground, the car parking area, and the nursery and school buildings) along the northern and north east boundaries of Long Grove Park.
- 9.3 Overall, whilst it would have an impact on the openness of the Green Belt, the proposal would not represent a highly visible and intrusive form of development that would harm and erode the openness of the Green Belt. The proposal would therefore accord with the provisions of the NPPF and Policy CS2

Visual Amenity

- 9.4 The proposed design scale and massing of the structure would not appear out of place in the context of the existing skate board park in the immediate area.

Neighbour Amenity

- 9.5 It is considered that given the distance of at least 40m between the proposal and nearest dwellings within the Long Gove Park development together with existing landscaping between the two would mean that there would be only a minimal visual impact and that this would not in itself be harmful to the visual amenities of neighbouring occupiers.
- 9.6 The acceptable separation gap would mitigate any potential noise and disturbance arising from the new park and in any event anti-social behaviour is a matter for Surrey Police.
- 9.7 The proposed scheme would therefore not have a materially harmful impact on neighbour amenity and would accord with Policy DM10.

Biodiversity

- 9.8 It is recommended that a condition be imposed requiring the submission of a landscape plan for tree planting, which would mitigate any loss of biodiversity arising from the proposed scheme.

Community Infrastructure Levy

- 9.9 The scheme is not CIL liable

10 Conclusion

10.1 The application proposal is compatible with Green Belt policy and in terms of design, scale and appearance is considered to have no harmful impact on the residential amenity of neighbouring occupiers or upon the visual amenities of the area.

10.2 The scheme is therefore recommended for APPROVAL

11 Recommendation

11.1 Planning permission is **granted** subject to the following conditions:

- (1) **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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2005

- (2) **The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form.**

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015

- (3) **No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented within 2 months of the completion of the development hereby approved and thereafter retained.**

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM4, DM5 and DM9 of the Development Management Policies 2015.

- (4) **The development hereby permitted shall be carried out in accordance with the following approved documents:**

Drawing Gravity Long Grove Description and Gravity Long Grove Dimensions.

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

Informative:

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.**