

FURTHER UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 18 JANUARY 2022**

Item B3 – 2021/0419 – Woodstock, Goodshawfold Road, Loveclough

Since publication of the Committee report for this application, the planning agent has submitted an amended 'Proposed Site Plan' drawing, which shows the proposed fencing along the edge of the application site reduced from 2000mm to 1,500mm / as existing. The plan is attached to the Further Update Report.

This amendment to the proposal has been submitted in response to objections from several neighbouring properties. In light of this amendment, one of the objectors has since agreed to withdraw their objection to the proposal, reducing the number of objections from three to two.

It recommendation contained in the Committee report is unchanged, however it is necessary to amend condition 2 to reflect the amended plan. The full wording is set out below:

2. The development shall be carried out in accordance with the following:
 - Planning application forms signed and dated 7th July 2021.
 - The submitted plans:
 - Location Plan received 7th July 2021;
 - Existing and Proposed Site Plan drawing no. RF009 / R02 received 10th January 2022;
 - Proposed Ground Floor Plan drawing no. RF001 / 02 received 21st December 2021;
 - Proposed Roof Plan drawing no. RF002/02 received 21st December 2021;
 - Proposed First Floor Plan drawing no. RF002/03 received 21st December 2021;
 - Graphic Elevations drawing no. RF004/01 received 21st December 2021;
 - Proposed Elevations drawing no. RF006/01 received 21st December 2021.

Reason: To define the permission and in the interests of the proper development of the site.

**Mike Atherton
Head of Planning and Building Control
17 January 2022**

UPDATE REPORT

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 18 JANUARY 2022

Item B2 – 2021/0693 – Edenfield Recreation Ground

Since publication of the Committee report for this application, a further representation has been received from members of the public, stating the following:

“We have no objection in principle to the creation of a pump track on the Recreation Ground. However, instead of being located in the southwest corner of the Recreation Ground it should be located more towards the north-west corner which is the furthest point from housing. This would be a big help in reducing noise disruption for nearby residents. The picnic tables are unnecessary as this is not a picnic area and they could attract anti-social behaviour particularly in evenings.”

In response to the above comments, officers would respond as follows:

The proposed pump track would be located around 30 metres from the closest residential dwelling. Having regard to this fact and the nature of the works proposed, it is not considered that the development would necessarily cause any significant detriment to neighbour amenity through noise nuisance to the residents of existing properties.

It is considered that the proposed picnic benches would add to the value of the development being proposed, allowing an area for people to socialise, for users of the pump track to rest / take refreshment, and for parents / carers to sit whilst children use the pump track.

Potential anti-social behaviour associated with the development would be a matter for the Police and would be dealt with under separate legislation outside of the planning system.

In addition, when determining this planning application, regard must be had to the likelihood that the works (including the siting of picnic benches) could likely be carried out by the Local Authority in any case without the need for planning permission.

The concerns of local residents are understood in relation to the potential for evening use of the picnic benches. However, owing to the above it is not considered that planning permission can be refused for this reason.

It is suggested that members of the public with concerns over this use liaise directly with the applicant (Profitts CIC and the Council's Parks Team) to ascertain if there is scope for their concerns to be addressed in the final implementation of the scheme.

Having regard to all of the above it is not proposed to alter the recommendation contained in the Committee report, nor is it proposed to amend any of the proposed conditions.

Mike Atherton
Head of Planning and Building Control
13 January 2022