

Case Officer: Samantha Taylor

Recommendation: Approve

Applicant: Senior Designer

Proposal: Non-material amendment for 14/01833/REM - Amendments sought for slight variations of the MUGA and NEAP design along with the associated landscaping

Expiry Date: 28 October 2019

Extension of Time:

1. APPLICATION SITE AND LOCALITY

1.1. The application site forms part of the wider Phase 1 Development at Longford Park, approved under application 05/01337/OUT. The site benefits from outline permission for 1070 dwellings and associated works with subsequent reserved matters approvals having been granted for the various phases of development. Application 14/01833/REM sought approval for the landscaping details which included the details approved for the provision of a NEAP, an outside play space and MUGA, outdoor sports provision on the land adjacent to Bankside. This phase of development is currently under construction.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. Following reserved matters approval for the wider landscaping and outdoor play provision which include the NEAP and MUGA, a change in the equipment provider has resulted in the current application submission, which seeks to vary the design details of the approved equipment. The amendments proposed under the current application are only sought in relation to the NEAP and MUGA. Changes are not proposed to the siting or overall layout of the NEAP and MUGA. In addition, the landscaping planting proposals are the same as previously approved.

2.2. The proposed changes are outlined below:

NEAP:

- The rotating swing in the north will have 3 swings instead of 4
- The mixed use slide and climbing frame in the north of the NEAP will have a different configuration of equipment
- The rope course to the south of the pathway will be made up of two square course rather than 1
- The rock climbing equipment and small rope course will be replaced with a single larger piece of rope equipment
- The smaller play rocks will have been removed as well as 'fallen log' equipment
- One tree previously shown as having to be relocated will remain in situ

- Additional smaller benches will be provided in the south east of the NEAP

MUGA:

- Shape of the MUGA pitch has been amended to be rectangle instead of an elongated octagon.

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
14/01833/REM	Reserved Matters to 05/01337/OUT - Details of the proposed community park adjacent to Bankside, including play, recreation, education and biodiversity features, a footpath and cycle network and other public amenities.	Approved
05/01337/OUT	OUTLINE. Residential development with associated facilities including primary school, playing fields, local shops and community facilities. 2200sq.m of employment provision (Use class B1 Business) (as amended by further information document received 10.11.05).	Approved

4. PRE-APPLICATION DISCUSSIONS

4.1. No pre-application discussions have taken place with regard to this proposal.

5. APPRAISAL

5.1. Section 96a of the Town and Country Planning Act 1990 allows for the Local Planning Authority to make a change to any planning permission if they are satisfied that the change is not material.

5.2. The proposed changes seek to vary the approved details previously granted permission for the NEAP and MUGA under application 14/01833/REM. The proposed amendments have been set out in detail above and are considered to suitably provide sufficient equipment in respect of these outdoor play and sports provision with the NEAP and MUGA without materially affecting the scheme as approved for the wider landscaping of Phase 1 Longford Park.

5.3. The proposed changes do not significantly alter the character, layout, appearance, landscaping or other approved detail of the development.

6. PLANNING BALANCE AND CONCLUSION

6.1. The proposed changes are considered to constitute a non-material change to the approved reserved matters plans as the amendments would not materially alter the details of the approved design, layout, landscaping or other approved detail of the

development as a whole. There is no need for re-consultation. The changes can therefore be agreed as part of a non-material amendment application.

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DATE: 25th October 2019

Checked By: Alex Keen

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