

Agenda Item	A10
Application Number	23/00120/FUL
Proposal	Construction of climbing wall to the side of existing skate park
Application site	Green Ayre Public Open Space Parliament Street Lancaster Lancashire
Applicant	Mr Lee Zhuwao - Lancaster City Council
Agent	
Case Officer	Mrs Petra Williams
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

This form of development would normally be determined under the Council's Scheme of Delegation. However, the site is in the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The application site relates to a piece of existing Public Open Space (POS) within a larger area of POS on the southeast side of the River Lune. The application site abuts the existing Lancaster Skate Park which has been in place for approximately 20 years. Parliament Street is to the southeast of the site, which is lined by trees along this road frontage. There is an existing cycle way and footpath through the area of POS. The site is outside of the Lancaster Conservation Area and there is one grade II listed building in close proximity at 32 Parliament Street. Skerton Bridge is grade II* listed and a scheduled ancient monument and is located 120 metres to the north of the site.

1.2 The site is within Flood Zone 2 and partially within Flood Zone 3 and is within a Mineral Safeguarding Area. The River Lune is a Biological Heritage Site and an Environmentally Important Area.

2.0 Proposal

2.1 The application proposes the construction of 2.1 metre high climbing wall to the south western side of existing skate park. The wall itself will be 11.5 metres wide and separated from the edge of the skate park by a 3 metre wide earth ramp with a turf finish a 15 metres wide. To the front of the wall, it is proposed to finish an area of 2.5 metres by 11.5 metres in surface rubber material.

3.0 Site History

3.1 The most relevant application relates to the creation of the skate park. Other relevant applications relating to this site previously received by the Local Planning Authority are as follows:

Application Number	Proposal	Decision
14/00225/CCC	Variation of condition 9 of planning permission 12/0821/CCC to extend the hours of working to 07:30 - 19:00 hours Monday to Friday (except public holidays) and 08:00 - 15:00 hours Saturdays and Sundays	Permitted
12/00821/CCC	Temporary Construction Compound including access junction as part of larger sewer upgrade	Permitted

4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Public Realm	No objections - satisfied with the details regarding the climbing wall within the open space land.
Environment Agency	No objections.
Historic England	No comments to make in respect of this application.
County Highways	No objections.
Conservation Team	No comments to make in respect of this application.
Lancashire Constabulary	No comments received.
Property Services	No comments received.

4.2 No comments have received from members of the public in response to the site notice that was posted.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle
- Design and Heritage Impacts
- Flood Risk
- Ecological Impacts

5.2 **Principle** - NPPF paragraphs: 7 – 12 (Achieving Sustainable Development), 92 - 93 (Promoting healthy and safe communities), 98 – 99 (Open space and recreation); Development Management (DM) DPD Policies DM26 Public Realm and Civic Spaces; DM27 Open Spaces, Sports and Recreational Facilities; Strategic Policies and Land Allocations DPD Policies SP1 (Presumption in Favour of Sustainable Development) SC3 (Open Space, Recreation and Leisure) and T2 (Cycle Network)

5.2.1 The NPPF (paragraph 98) highlights the importance of access to a network of high-quality open spaces and opportunities for sport and physical activity for the health and well-being of communities. Existing open space should not be built on unless the loss resulting from the proposed development would be replaced by equivalent or better provision or the development is for alternative sports and recreational provision. Policy SC3 sets out that existing open space and recreation facilities have been identified on the Local Plan Policies Map. These sites, identified for their recreation will be protected from inappropriate development in accordance with relevant national and local planning policy. As set out within policy DM26, improvements and enhancements to public realm and civic space will be supported. Policy DM27 goes on to advise that proposals that seek to protect and enhance existing designated open spaces, sports and recreational facilities shall be supported by

the Council. Any provision for sports or recreational facilities should be fully accessible to the public without any restrictions and should not have an adverse impact on surrounding residential amenity in terms of light and noise disturbance.

5.2.2 The proposal will utilise an area of 73.75 square metres and it is considered that the development will provide public value to the existing Skate Park and to Green Ayre Open Space. The scheme will promote health and well-being. The development will enhance opportunities for sport and recreational activities for children and promote health and social wellbeing as climbing allows children to build their physical strength and gross motor skill leading to a healthier and active lifestyle.

5.2.3 It is considered that the proposal complies with the relevant policies outlined above and can be supported in principle.

5.3 **Design and Heritage Impacts:** NPPF: paragraphs 126-136 (Achieving Well-Designed Places), paragraph 194 (Proposals affecting heritage assets)

5.3.1 In conjunction with the NPPF, policy DM29 seeks to secure developments that contribute positively towards the identity and character of the areas in which they are proposed. Good design should respond to local distinctiveness and a focus on an appropriate palette of materials will be important.

5.3.2 The proposal will utilise the remaining concrete precast units left over from the recently constructed Lune flood defence works to create a climbing wall next to the existing skate park. The development will be softened by the proposed turfing at the junction between the Skate Park wall and the climbing wall. The design will complement the existing Skate Park and will not have an overbearing effect on the site.

5.3.3 The site is 72 metres from a grade II listed building on Parliament Street. Given the distance and presence of intervening tree screening the development will not impact on the setting of this building. Skerton Bridge is grade II* listed and a scheduled ancient monument and is located 120 metres to the north of the site. The development will be in the wider setting of this heritage asset but will be viewed in the context of the existing Skate Park. As such it is considered that the scheme would result in less than substantial harm. This harm would be outweighed by the public benefits.

5.3.4 Overall, it is considered that the proposal is acceptable in terms of design and heritage impacts.

5.4 **Flood Risk :** NPPF paragraphs: 159-165, 167 and 169 (Planning and Flood Risk); Development Management (DM) DPD Policies DM33 (Development and Flood Risk)

5.4.1 The development would be sited within a Flood Zone 2 and partially within Flood Zone 3. However, the proposal is not of a scale or type that would increase flood risk elsewhere and the Environment Agency have raised no concerns in respect of the application.

5.5 **Ecological Impacts:** NPPF paragraphs: 174 and 179-182 (Habitats and biodiversity); Strategic Policies and Land Allocations (SPLA) DPD policies: SP8 (Protecting the Natural Environment), Development Management (DM) DPD policies DM43 (Green Infrastructure), DM44 (Protection and Enhancement of Biodiversity NPPF paragraphs: 174 and 179-182)

5.5.1 The site is located adjacent to the River Lune Biological Heritage Site (BHS) which is a non-statutory designated site for nature conservation. The site itself is within an existing industrial area and is comprised hard standing. It is considered appropriate to include the requirement of a Construction and Environmental Management Plan by a condition in order to avoid adverse impacts to the BHS during construction.

6.0 Conclusion and Planning Balance

6.1 The proposal will make good use of precast concrete panels which are left-over from a major flood defence project. It is considered that the scheme will enhance the public offer for recreational activities in this location and is acceptable in terms of design and heritage impacts. The application can therefore be viewed favourably.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescale for commencement	Control
2	Plans	Control
3	Details of surface material	Pre-commencement
4	Construction and Environmental Management Plan	Pre-commencement

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None