

DECISION DATE 8 June 2005	APPLICATION NO. 05/00261/FUL A16	PLANNING COMMITTEE: 27 June 2005
DEVELOPMENT PROPOSED CHANGE OF USE OF LAND ADJACENT TO CREATE NEW ADVENTURE GOLF COURSE		SITE ADDRESS HAPPY MOUNT PARK, MARINE ROAD EAST, MORECAMBE.
APPLICANT: Happy Mount Park Catering Ltd., Happy Mount Park, Marine Road East, Morecambe. LA4 5AQ.		AGENT:

REASON FOR DELAY

Awaiting consultation replies.

PARISH NOTIFICATION

Morecambe Neighbourhood Council - Observations awaited.

LAND USE ALLOCATION/DEPARTURE

Urban greenspace.

STATUTORY CONSULTATIONS

Leisure Services - Observations awaited.

Property Services - Concerned that the scheme as submitted is short of detail. They would like more information on this.

OTHER OBSERVATIONS RECEIVED

A letter has been received from two of the householders living near the site, who are concerned that:-

- The removal of any vegetation from the site will reduce the bird population.
- The facility would be close to an area which is used by large vehicles delivering to the café, and for park maintenance.
- The interests of older people using the park should be safeguarded.
- The use will increase noise levels for neighbours.
- The work could affect electricity cables serving the area.

Another letter from a neighbour suggests that the new facility could be hazardous for children as it adjoins the area of the park used by delivery vehicles supplying the café and other facilities. He points out that Happy Mount Park already contains other golf courses of one sort or another – suggests that these are eroding the area of parkland open to the public.

Any further representations received will be reported orally at Committee.

REPORT

The land concerned adjoins the café in Happy Mount Park. The applicants' intention is to create what is described as an "adventure golf" attraction with a pirate/treasure theme, similar to that already adopted within the café. Notes accompanying the application explain aspects of the design - some of the holes involve passing through a pirate ship feature, and another involves going through a cave.

There is an existing "crazy golf" feature outside the café and this is in effect an extension of it, although is to be operated separately. The access to each hole is intended to be wheelchair friendly; areas are incorporated into the layout which allow space for a wheelchair to turn.

Happy Mount Park is allocated as urban greenspace in the Lancaster District Local Plan. The relevant policy is therefore E29 which states that such areas "will be protected from development and where appropriate, enhanced. Exceptionally, essential education or community related development or the limited expansion of existing uses will be permitted".

The objections of some of the people living near the park will be noted. Despite this, a site inspection indicates that proposal will not have any material impact on the area outside the park. Contrary to the impression given, the development will not require the removal of any significant areas of vegetation.

The principle of the development is one that can be supported. However, as Property Services point out information about the structures involved is lacking in specific detail. It is therefore recommended that a condition should be attached to cover this point.

HUMAN RIGHTS ACT IMPLICATIONS

This application has to be considered in relation to two sections of the Human Rights Act: Article 8 (privacy/family life), and Article 1 of the First Protocol (protection of property). There are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATIONS

THAT PERMISSION BE GRANTED subject to conditions as follows:

1. Standard five year condition.
2. Development to be carried out in accordance with the approved plans.
3. Details of structures to be erected to be agreed beforehand.