

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Wythall Park Association	Formation of linear pathways within the boundary of the park and placing of equipment to facilitate outdoor gym.  Wythall Park, Silver Street, Wythall, Bromsgrove, Worcestershire B47 6LZ	12.06.2017	17/0207

**The agent acting on behalf of Wythall Park Association is a member of staff at Bromsgrove District Council; therefore the application is to be considered by Planning Committee rather than being determined under delegated powers.**

**RECOMMENDATION:** That planning permission be Granted.

### **Consultations**

**Wythall Parish Council** Consulted 16.03.2017

Wythall Parish Council has no objection to this planning application.

**Ramblers Association** Consulted 16.03.2017

The new footpaths which are now proposed will further add to the value of the network of paths available for leisure walkers and Ramblers is therefore very supportive of this application.

**Public Right of Way Officer** Consulted 16.03.2017

The proposals should have no detrimental effect on the public rights of way.

**Drainage Engineers Internal Planning Consultation** Consulted 16.03.2017

I have no adverse comments subject to condition.

**Health and Safety Executive** Consulted 07.04.2017

The development does not intersect a pipeline or hazard zone, HSE Planning Advice does not have an interest in the development.

### **Publicity**

19 neighbour letters were sent on 16.03.2017 and expired on 06.04.2017. One letter of objection has been received following the neighbour notification. The contents of which is summarised as follows;

- No objection to the principle of the development.
- No specific constructions details given (NB: The material proposed is tarmac as confirmed in Q10 of the application form)

- Sighting of exercise equipment directly at the back of Gorse Cottage
- The copse is a regular place for teenagers and anti-social behaviour

A site notice was placed on site on 17.03.2017 and expired on 07.04.2017 and an advert was placed in the Bromsgrove Standard on 24.03.2017 expiring on 07.04.2017. No letters have been received as a result of this consultation.

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP4 Green Belt  
BDP12 Sustainable Communities  
BDP25 Health and Well Being

#### **Others**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

### **Relevant Planning History**

08/0645	Installation of one multi user games arena and teen shelter.	Approved	13.08.2008
08/0653	Installation of Risky Play equipment on mounded area of Wythall Park	Approved	18.08.2008
08/0924	Redevelopment of existing 1st Tidbury Green (Wythall) Scout group headquarters including single storey extensions to the side and rear of the existing premises	Refused	18.12.2008

### **Assessment of Proposal**

This application relates to an established public park located on the northern side of Silver Street. The majority of the site is open in character, with a cluster of brick buildings relating to Wythall House and Park Hall to the south-east corner. Residential dwellings are located to the perimeter of the site. The site is located within the Green Belt.

The development of new buildings in the Green Belt is considered to be inappropriate. BDP4 of the Bromsgrove District Local Plan 2011-2030 and paragraph 89 of the NPPF set out the exceptions to inappropriate development. One of the exceptions listed is the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries,

as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

Given the nature of the proposal in an established park the exercise machines and footpath is not considered to have a harmful impact upon the openness of the Green Belt in this location and therefore the proposal can be classified as an appropriate form of development in the Green Belt.

BDP25 states that the Council will support proposals and activities that protect, retain or enhance existing sport, recreational and amenity assets. This will include greater access to and enjoyment of the countryside. Furthermore BDP25 states that the Council will support opportunities for healthy and active lifestyles through providing access to sport, leisure and recreation facilities.

The objection raised by the neighbouring property Gorse Cottage is noted. However given the established uses of the park, the relationship of the new facilities and their distance from the residential properties, I do not consider the proposals will lead to a detrimental loss of residential amenity to this property or any other property adjacent to the park. It is noted the concerns raised in regards to anti-social behaviour on the site, however these issues should be dealt with through other legislation.

Following the DEFRA ministerial statement made in 2015, there is an expectation for sustainable drainage systems to be considered and implemented wherever possible in major applications. The drainage engineer has suggested a condition to be placed on this application requiring details of the drainage scheme proposed on this site. However, although on site area the scheme is a major, it is considered the scale of development taking place in this location would not justify the use of a drainage condition in this instance.

For the reasons stated above the proposal is considered to be in accordance with the Development Plan. No objections have been received from the consultees in respect of this application.

**RECOMMENDATION:** That planning permission be GRANTED.

**Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: - In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

P2232.24E Site Layout Plan  
6210-070 Cycle  
5104-020 Chest Press

Reason: For the avoidance of doubt and in the interests of proper planning.

**Informatives**

- 1) This application has been assessed in accordance with the relevant local and national planning policies and is considered an acceptable form of development given the location and design.
- 2) The developer should be aware of the Department of Environment Circular 1/09 (part 7) which explains that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and that the grant of planning consent does not entitle developers to obstruct a public right of way.

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