

38/2005/364

TAUNTON DEANE BOROUGH COUNCIL

**FORMATION OF NEIGHBOURHOOD PLAY AREA, ENCLOSED MULTI-USE GAMES AREA, ALTERATIONS TO SITE ENTRANCE, REMOVAL OF EXISTING PLAY AREAS AND REINSTATEMENT AS WILDLIFE AND COMMUNITY GARDENS AT VICTORIA PARK, VICTORIA GATE, TAUNTON**

23446/24761

FULL PERMISSION

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**PROPOSAL**

Formation of neighbourhood play area including enclosed MUGA, alterations to form gate pillars as entrance feature and removal of play areas and reinstatement

**CONSULTATIONS AND REPRESENTATIONS**

ENVIRONMENTAL HEALTH OFFICER noise condition recommended.

3 LETTERS OF OBJECTION have been received one of which is from Priory Community Association raising the following issues:- too close to Eastbourne Gate and will attract anti-social behaviour, should require CCTV monitoring and landscaping will cause noise, loss of grass oval used by all; MUGA buffer between oval and car park; not on tune with environmental/aesthetic qualities of open area.

**POLICY CONTEXT**

RPG10.

Somerset and Exmoor National Joint Structure Plan Review Policy STR4.

Taunton Deane Local Plan Policies S1 and S2.

**ASSESSMENT**

Site on grass oval area to replace facilities on land to south which is to be reinstated to gardens. The MUGA is 50 m away from nearest residential properties and a noise condition on use of this area is not considered practical or enforceable. The distance from properties is considered sufficient with existing planting for there not to be an adverse amenity impact. The development will involve fencing in of an open area, however this does not extend full width of grass area and amenity impact is considered an acceptable one. The planting of the former play area is subject to conditions.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, planting details of play areas to be removed.

REASON(S) FOR RECOMMENDATION:- The proposed development is considered to not adversely affect the amenity of the area and to comply with Taunton Deane Local Plan Policy S1.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 2456 MR G CLIFFORD**

NOTES: