

**Planning Committee:** 21 June 2016

**Item Number:** **6**

**Application No:** [W 16 / 0527](#)

**Town/Parish Council:** Leamington Spa

**Case Officer:** Liam D'Onofrio

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**Registration Date:** 11/03/16

**Expiry Date:** 06/05/16

**Cafeteria, Victoria Park, Archery Road, Leamington Spa, CV31 3PT**  
Installation of a skate park FOR Warwick District Council

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This application is being presented to Committee as Warwick District Council is the applicant.

### **RECOMMENDATION**

Planning Committee are recommended to grant planning permission, subject to conditions.

### **DETAILS OF THE DEVELOPMENT**

Planning permission is sought for the erection of a skate park, which will measure approximately 50 metres long by 7 metres wide accommodating a range of concrete ramps and jumps up to 1.7 meters high.

The Council's Green Space Development Officer advises that the skate park replaces a skate ramp, which was removed from this area approximately four years ago for health and safety reasons. The proposal will provide an improved, larger skate park than the original that has been designed by a local skate group, 'Save Our Skate Park', to suit skaters with a range of abilities.

The scheme has been made possible by the local skate group applying for funding for the skate park, which has been also been added to by Warwick District Council through Section 106 contributions.

### **THE SITE AND ITS LOCATION**

The application site relates to an area located within Victoria Park, a Registered Historic Park situated within the Royal Leamington Spa Conservation Area. Victoria Park together with The Pump Room Gardens and Jephson Gardens to the east forms a green wedge which runs through the heart of Royal Leamington Spa. The application site is set adjacent to the river walk on southern bank of the River Leam near to the existing children's paddling pool and playground.

## **PLANNING HISTORY**

There have been various historic applications for park buildings/shelters, flood lighting and bowls pitches, the most recent being:

W/13/1086 Alterations and extensions to pavilion: Granted 25th September 2013

W/13/0478 Temporary change of use of land for the installation of marquees, gazebos and shelters for use by sponsors, traders, officers, competitors and visitors to the annual Bowls England National Championships; and for the siting of up to 30 touring caravans for the accommodation of officials and competitors; all for a temporary period of not more than 36 days each year between the third week of July and the first week of September: Granted 24th May 2013.

W/13/0827 Erection of low profile storage buildings and associated landscaping screen of mixed native shrubs: Granted 25th July 2013.

W/13/1040 Replacement irrigation system for the bowling greens to include the replacement of the pipework and sprinklers and installation of a new 2m wide x 3m long and 2m high irrigation storage tank and pump house behind the existing Green keeper shed within a fenced compound: Granted 5th September 2013.

## **RELEVANT POLICIES**

- National Planning Policy Framework

### The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)

### The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE4 - Protecting Historic Parks and Gardens (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

## **SUMMARY OF REPRESENTATIONS**

**Leamington Spa Town Council:** No objection.

**Environmental Health:** No objection.

### **Public response:**

Two letters of support have been received providing the following comments:

- This will be an excellent addition to the facilities at Victoria Park & will surely benefit the local community as a whole.
- A long over due facility and much needed recreation area for a wide variety of ages. The space will be free to use and encourages community cohesion.
- A good quality skate park will also help relieve the local police force from moving on nuisance skaters in town.

## **ASSESSMENT**

The main issues relevant to the consideration of this application are as follows:

- Impact upon the Historic Park and Conservation Area;
- Impact upon neighbouring amenity;
- Matters of ecology/landscaping;
- Flood risk;
- Health and Wellbeing.

### **Impact upon the Historic Park and Conservation Area**

The scheme will provide a skate boarding facility within the park. The development is considered to be an appropriate scale and will be logically sited close to the existing paddling pool and children's playground. The skate park is considered to appear entirely appropriate within its context providing another complementary facility within the park, without affecting the park's historic structure, character or principle components in accordance with Local Plan Policy DAP11.

Given its scale and context the scheme is not considered to raise any significant impact upon the character or setting of the conservation area in accordance with Local Plan Policy DAP8.

### **Impact upon neighbouring amenity**

Given the distance to surrounding residential properties the proposed development is not considered to result in any significant impact upon the amenities of the occupiers of these properties.

### **Ecology/landscaping**

The scheme is located within a grassed area and is not considered to raise any ecology issues. Tree protection measures will be required to protect existing mature trees during construction and a condition is suggested to secure these measures.

## **Flood Risk**

The park is within Flood Zone 2 and 3 however the development is water compatible and no objections have been raised by the Community Protection Team.

## **Health and Wellbeing**

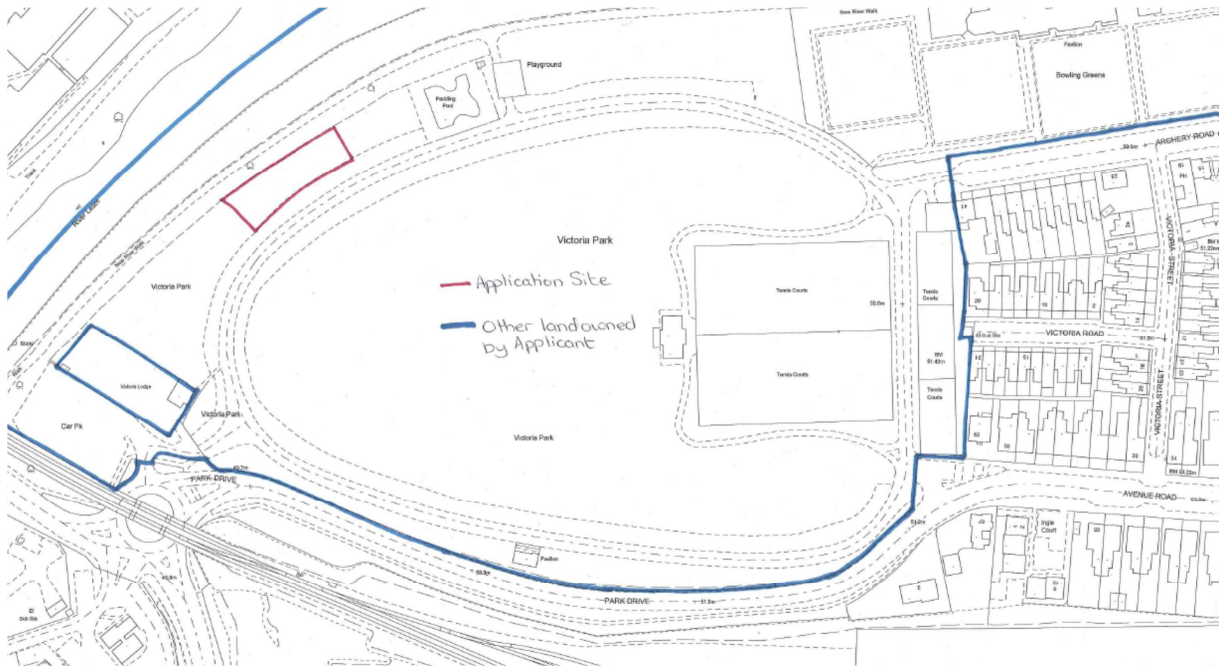
The scheme is consider to provide a positive addition to existing facilities within the park, providing a social area for the local skating community and encouraging physical activity for children and young adults.

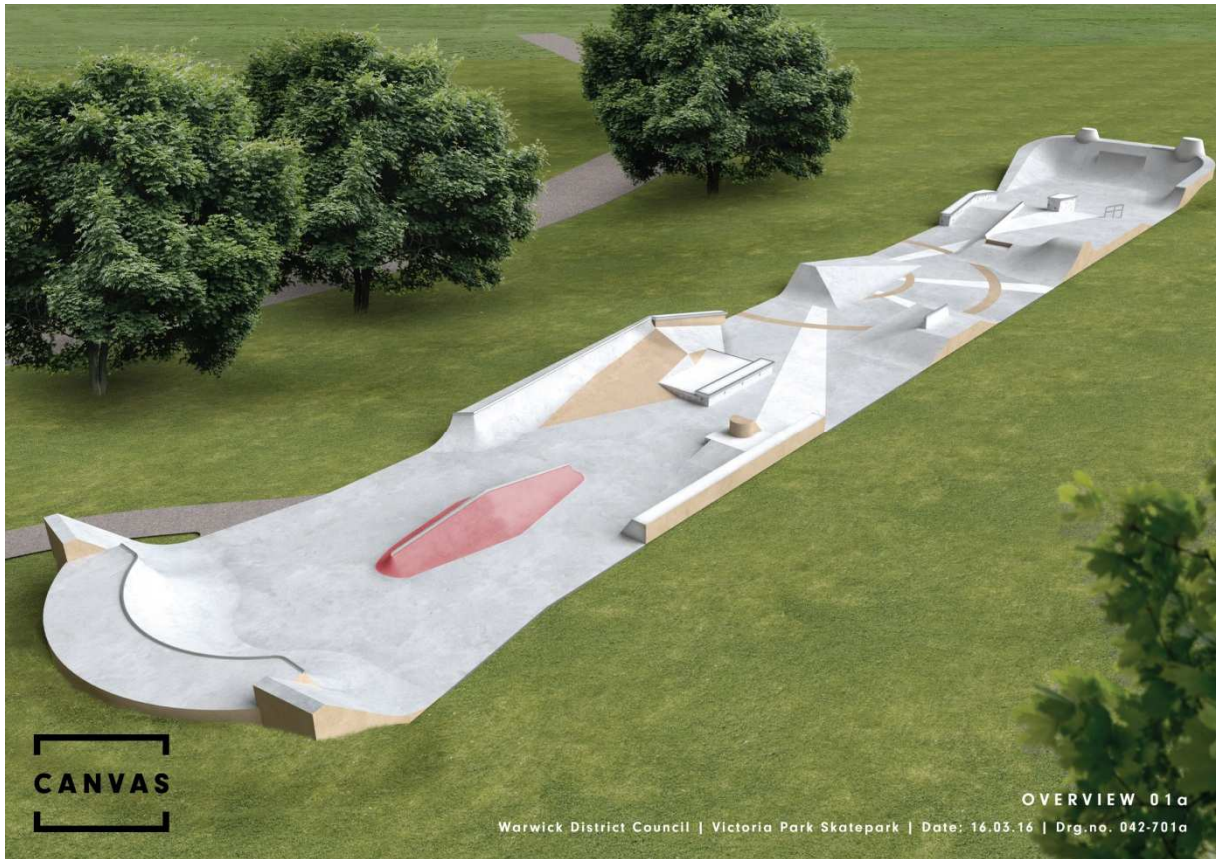
## **SUMMARY/CONCLUSION**

In the opinion of the Local Planning Authority, the nature and scale of the development would not cause unacceptable harm to the character or setting of the Conservation Area, the Historic Park and Garden status of Victoria Park or neighbours' amenity. The proposal is therefore considered to comply with the policies listed.

## **CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
  - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 042-P402 A, 042-S301 and specification contained therein, submitted on 21/03/16. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
  - 3 No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless the tree protection measures identified in the approved plan Drg No.042-P402 Rev A have been put into place in full accordance with British Standard BS5837 – 2012 'Trees in Relation to Design, Demolition & Construction'. Tree protection measures shall thereafter remain in place during construction work. **REASON:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.
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**CANVAS**

OVERVIEW 01a

Warwick District Council | Victoria Park Skatepark | Date: 16.03.16 | Drg.no. 042-701a