

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 5TH SEPTEMBER 2017

ITEM 5 – TUFFLEY PARK – 17/00616/FUL

Two additional letters of representation have been received raising the following issues:

1. Looking at the comments sent it seems that everyone is opposed to the play area except for one person. Previously it was stated that 85% agreed to the proposal and would like to see the details of the people who have agreed to the park, as from the reactions to the planning application the majority seem to be opposed to the siting of this park.
2. Wanted to confirm my support for the proposed play area. Have lived here for 14 years and have two children (4 and 8). There are a lot of young families living here. Currently to get to a park we have a good 10 to 15 minute walk along busy roads with young children, which doesn't always feel safe. We are very lucky to have such lovely open spaces for children to play and believe that the addition of a play area here will benefit so many families and improve the sense of community.

Understand that there is some local opposition to the park on the basis that it will result in trouble from youths. Understand concerns, however, unfortunately youths will congregate on open spaces whether there is a play area or not. Youths are not interested in a child's play area, the attraction is somewhere to sit and hang out, which Tuffley Park already offers. Does this negative view mean that we should never build anymore children play areas anywhere? If trouble occurs this should be notified to the Police suggest that the park gate could be locked after dark.

My children have been extremely excited about the park being built, something we were told would happen by this summer. It is a shame that Oaklands Park has so far not seen any of the benefits of the funding received for Podsmead. It seems that a play area is the one thing the area really lacks and also the one thing the many residents have been asking for.

Amended plans have been received showing the position of two bins and cycle stands and it is recommended that conditions 2 and 3 be amended to reflect this.

Amended Recommendation of the Head of Planning:

That planning permission is granted subject to the following conditions:

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved Site Location Plan and Fence Detail Plan received by the Local Planning Authority on 7th June 2017 and Layout Plan drawing no. V3 received on 31st August 2017 except where otherwise required by conditions of this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

Condition 3

The Play Area shall not be open to the public until the litter bins and facilities for cycle parking have been provided in accordance with details submitted and shown on the approved Layout Plan V3 received by the Local Planning Authority on 31st August 2017.

Reason

In the interests of amenity in accordance with Policy BE.4 of the Second Deposit City of Gloucester Local Plan and to ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the National Planning Policy Framework