

Planning Reference No:	10/2880N
Application Address:	Queens Park, Victoria Avenue, Crewe, CW2 7SE
Proposal:	New 6m high Buccaneers Towers Play Installation within Queens Park Play Area
Applicant:	Cheshire East Council
Application Type:	Full Planning
Grid Reference:	368920 355668
Ward:	Crewe South
Earliest Determination Date:	15 th September 2010
Expiry Dated:	24 th September 2010
Date of Officer's Site Visit:	16 th August 2010
Date Report Prepared:	9 th September 2010
Constraints:	Historic Parks and Gardens

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- Principle of Development
- Impact on Historic Park
- Impact on Character and Appearance of Streetscene
- Impact on Amenity of adjacent properties

1. REASON FOR REFERRAL

This application has been referred to Committee because the applicant is Cheshire East Council.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is located within Queens Park which is located to the west of Crewe town centre. The park is within the Crewe settlement boundary and is designated as being a Historic Park and Garden as identified in the Local Plan Proposals Map. Queens Park is undergoing significant restoration as part of a Heritage Lottery project. The application site itself is located to the northeast of the park within a new play ground. An internal footpath is sited adjacent to the application site. There are a number of trees within close proximity to the site with much of the land being open park land.

3. DETAILS OF PROPOSAL

This application forms one of a series of applications relating to the wider restoration of Queens Park. This particular application proposes the construction of a 6m high "Buccaneers Tower". This comprises a main stainless steel upright with beam at the top of the tower supporting cargo nets which connect to the ground. There are also a series of play baskets connected to the structure.

4. RELEVANT HISTORY

No relevant history

5. POLICIES

The development plan includes the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

The relevant development plan policies are:

Local Plan Policy

BE.1 Amenity

BE.2 Design Standards

BE.14 Development Affecting Historic Parks and Gardens

National Policy

PPS1: Delivering Sustainable Development

PPS5: Planning for the Historic Environment

- *HE.7 Policy Principles Guiding All Heritage Applications*
- *HE.9 Additional Policy Principles for Designated Assets*

6. CONSULTATIONS (External to Planning)

None

7. VIEWS OF THE PARISH COUNCIL

N/A

8. OTHER REPRESENTATIONS

None

9. APPLICANT'S SUPPORTING INFORMATION

Short Design and Access Statement submitted for the proposed development.

10. OFFICER APPRAISAL

Principle of Development

The application site is located within a Historic Park and is acceptable in principle providing that the proposed development would respect the character and appearance of the park, and whether they harm features of architectural and historic interest.

Impact on Listed Building/Historic Park

The "Buccaneers Tower" would have a maximum height of 6m and will comprise of a central pole, nets, baskets and support beams. The structure is designed so that its mass

is reduced. The structure would be located within a play park which comprises other play structures/equipment, the site is screened by trees to the north and a large oak tree to the south.

There are four listed structures within Queens Park, these include the two entrance lodges, the war memorial and the clock tower. The proposed structure would be sited in a location which would be away from these listed buildings and therefore would not harm any feature of architectural and historic interest.

For these reasons it is considered that the proposal would not be visually intrusive within the park or have a detrimental impact on the setting of the Historic Park and Garden or its listed buildings.

Impact on the Character and Appearance of the Streetscene

Views of the proposed development from the public highway would be limited due to the internal positioning of the structure within the park and the level of existing boundary treatment. There would therefore be no detrimental impact on the character and appearance of the streetscene.

Impact on the Amenity of adjacent properties

The site is located within a playground which is currently under construction. The playground itself is located 200m from the nearest residential property. Given this distance it is therefore considered that there would be no additional harm caused to the amenities of nearby properties as a result of this proposed development.

11. CONCLUSIONS

The proposed development is of subtle design which would be well screened and sited so that it is located away from the structures of historical and architectural interest. The proposals would therefore have no detrimental impact on the setting of the Historic Park and Garden. There would be no impact of the streetscene or the amenities of nearby properties.

12. RECOMMENDATIONS

APPROVE subject to the following conditions:

- 1. Standard Time Limit**
- 2. Approved Plans**
- 3. Materials as submitted**

Location Plan: Cheshire East Council Licence No. 100049045

The Site

