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FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
21st July 2020

Agenda Item 13

RESIDENTIAL DEVELOPMENT ON SITE OF THE FORMER SILVERDALE COLLIERY
Reference 17/00258/207C2

Since the publication of the main agenda report, **Silverdale Parish Council** have submitted a request that the planning authority do not require the installation of the six benches in line with the approval but instead consider removing the basket swing due to concerns with anti-social behaviour and replacing with 2 toddler swings for the benefit of the local residents.

In addition four representations have been received, which are summarised as follows:

- The basket swing has become the focus for anti-social behaviour, mainly by youths using it as a place to drink, play music and be rowdy into the evening.
- Residents in the immediate vicinity wish that no benches, or fewer benches, are installed. The benches would enable parents to sit but as the level of support in regards to dealing with anti-social behaviour has not been adequate it is considered that the benefits of the benches would be outweighed by the problems they would generate.
- Any money saved could be used towards replacement of the basket swing with two smaller swings that are fit for younger children or something similar to monkey bars that do not lend themselves to people sitting on them.
- The argument that people knew what they were buying is no longer relevant as people have purchased houses more recently than the initial construction and are surprised that there remains a requirement to provide benches which they consider will make the anti-social behaviour issues worse.
- The impression given was that the park was for use of younger children but this has never been the case and it appears that younger children are put off playing here due to the older children which is not fair.
- PC Coomer agreed that more flat surfaces in the area will increase anti-social behaviour.

The views of PC Coomer are being sought and will be reported if received.

The **Landscape Development Section** (LDS) advise that six benches across the whole development would be acceptable and would be reluctant to reduce the number but there may be some flexibility on where they are positioned providing that they are located where they would fit in with the use of the open space i.e. overlooking play facilities, in useful resting positions.

Officers Comments

As set out in the report, details of a revised play area in this location (which included a basket swing) were submitted by the developer and approved following confirmation from the LDS that it was acceptable. The play area was subsequently installed in accordance with the approved plans other than for the benches. The benches are required to meet the standards for the design of outdoor play facilities that the Council has adopted and the LDS maintain that they are all required. As the benches are shown on the approved plans, and the approved plans haven't been fully implemented, the absence of the benches is a breach of planning control. Planning Committee have expressed a desire that this breach is rectified.

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Your Officer's view remains that whilst the benches may be used in connection with anti-social behaviour the benefits of providing them outweigh the harm.

As the basket swing was part of the approved design of the play area its inclusion within the site is not a breach of planning control and therefore the Local Planning Authority has no powers to require its removal and replacement with other equipment. The anti-social behaviour associated with it is, however, acknowledged and as such there would be no objection to the removal of the basket swing if proposed, subject to approval of the details of what is to replace it.

The RECOMMENDATION remains as set out in the main agenda report.