

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

The purpose of this report is to provide Members with an update, in accordance with the resolution of Planning Committee at its meeting of 28th April 2020 (since repeated), of the progress in relation to a breach of planning control at this location.

RECOMMENDATION

That the information be received.

Following refusal of a planning application to vary condition B8 of outline planning permission 06/00337/OUT which would have removed the requirement to provide a second Locally Equipped Area for Play (LEAP) on this development, Committee resolved that Legal Services be authorised to issue enforcement to secure, within six months, the provision of a second LEAP as required by condition.

Details of a revised play area were received which Landscape Development Services advised were acceptable. Information regarding when the play area would be installed was provided and works were undertaken in the first week of October 2018. It was subsequently established that all the approved equipment has been provided within the second LEAP but not the six benches shown on the approved plans.

Your officers were working with the developer to secure the installation of the benches, however following consideration of representations regarding issues of anti-social behaviour at this LEAP Committee resolved, on 21st July, that only two of the benches would now be required to be installed rather than the six approved. In addition Committee resolved to request that the money saved as a result of not having to install four additional benches should be put towards the replacement of the basket swing on the site which is a focal point for the anti-social activity that has been reported.

Following that meeting, the developer has prepared and submitted the costs involved in the installation of the two benches, the removal of the basket swing and its replacement with another piece of equipment. This has demonstrated that the savings arising from the requirement to provide a reduced number of benches does not cover the cost of the replacement of the basket swing. The developer, DWH North West, subsequently advised that they had decided to absorb the cost of the replacement facility and carry out all the necessary work.

The developer has now removed the basket swing and replaced it with a baby swing, and has provided the two benches. It is therefore considered that the identified breach of planning control has now been resolved and the case can be closed.

Date report prepared: 21st January 2021