

PLANNING APPLICATION NUMBER:P06/0505

Type of approval sought	Full Planning Permission
Ward	Castle & Priory
Applicant	Reverend Geoffrey Johnston
Location:	CHILDREN'S OUTSIDE PLAY AREA, ST FRANCIS PARISH CENTRE, POPLAR CRESCENT, DUDLEY, WEST MIDLANDS, DY1 4HH
Proposal	REMOVAL OF TURF IN PLAY AREA AND INSTALLATION OF ALL WEATHER SAFE RUBBER SURFACE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 Red brick buildings forming parish church and centre with car park adjacent to north. Prominent corner site above level of surrounding residential development to north. The buildings are at a higher level than the road, and there are steps and a ramp up at the front. At the building level to the north east front corner is a turfed play area enclosed by railings with a gate.

PROPOSAL

- 2 Replacement of turf in children's play area with a safe all weather rubber surface.

HISTORY

<i>APPLICATION No.</i>	<i>PROPOSAL</i>	<i>DECISION</i>	<i>DATE</i>
96/51241	<i>Creation of new Parish centre</i>	<i>Granted</i>	<i>3/10/96</i>
96/50235	<i>Canopy roof and access path</i>	<i>Granted</i>	<i>25/3/96</i>
95/51249	<i>Hipped roofs over foyer</i>	<i>Granted</i>	<i>31/10/95</i>

PUBLIC CONSULTATION

- 3 No responses received – any responses received between writing this report and the committee meeting will be reported in the pre-committee notes.

OTHER CONSULTATION

- 4 **Historic Environment Team:** No objection

RELEVANT PLANNING POLICY

DD1 Urban design

DD4 Development in residential areas

LR3 Children's play areas

HE5 Buildings of local historic importance

The building is on the local list of buildings of historic or architectural interest

ASSESSMENT

- 5 The improvement of existing play facilities for the continued and improved use is encouraged by UDP Policies and is therefore considered acceptable in principle here.
- 6 The design and materials proposed are such that it is not considered that the proposal would cause any harm to the visual amenities of the site and the surrounding area.
- 7 It is not considered that the proposal would cause any negative impacts on the integrity of the locally listed building.

CONCLUSION

- 8 It is considered that the proposal is compliant with policy and would not cause any harm to amenity.

RECOMMENDATION

- 9 The application should be approved subject to the following conditions:

Conditions and/or reasons:

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