



CYNGOR
Sir Ddinbych
Denbighshire
 COUNTY COUNCIL

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 Denbighshire County Council
 Caedfryn
 Smithfield Road
 Denbigh
 Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

21/2013/0646
 Coed Moel Fammau
 Llanferres

6



Application Site



Date 29/8/2013

Scale 1/2500

Centre = 317169 E 361118 N

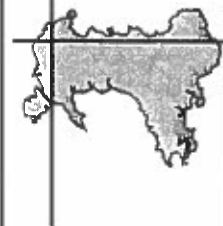
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



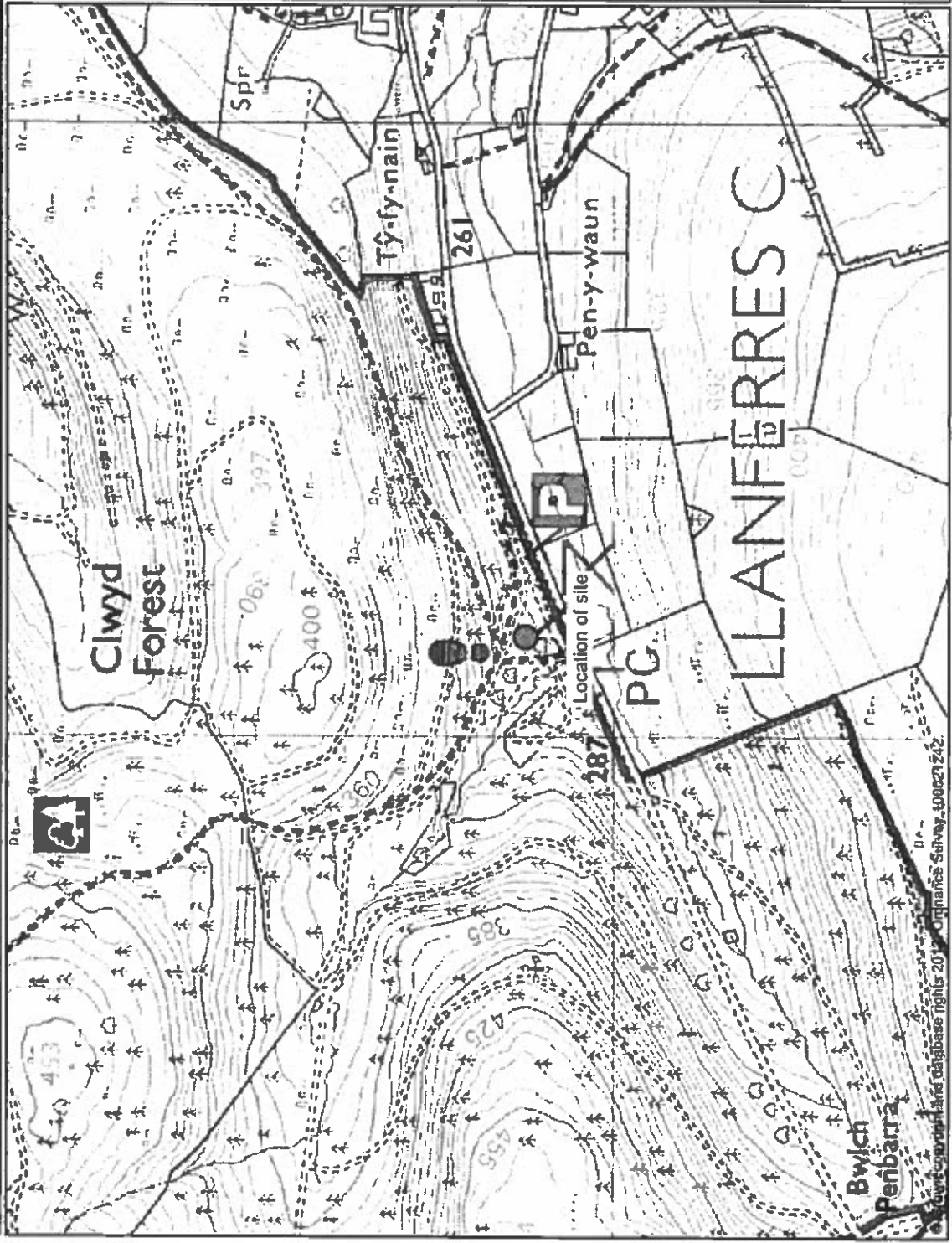
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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa E. Mawrhydi © Hawlfraint y Goron. Mae atgynhychu heb ganiatâd yn foni hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych 100023408 2011

LOCATION



Scale 1:9,672 on A4 paper
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Printed: May 22, 2013 5:14:50 PM



Taking inspiration from local wildlife We have designed three playful spaces that sit well within the existing forest landscape, a clear and exciting play experience for all ages and abilities.

Giant climbing nests set within the red oak canopy can be seen as you arrive in the car park. These nests start low to the ground and gradually get higher and higher. If you are sitting a longer way to a car, the lowest nest, which is a tree, is the tallest and can climb to the top of the red oak or reach into the sky to get higher. These will be built around the existing trees to a maximum height of 4.5m.

Den building area, the den and timber hoop frame that form the basis for a self build den. Materials can be collected from the forest or can be brought and branches left ready to use. Leaving loose materials around is a great way to set the imagination and get children thinking about what other activities they can do in the forest.

There is a great opportunity to make the stream more accessible and encourage children to get closer to water. We will install hollow logs to the stream that is proposed using a sawn log which is cut into sections. It will be supported by logs and will be connected to the stream. Sand would be added to this area as a tactile material and combined with water in a play building activity, perhaps a play building table, perhaps a play building table.

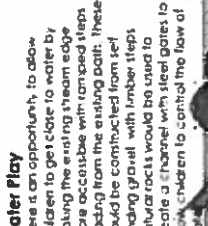
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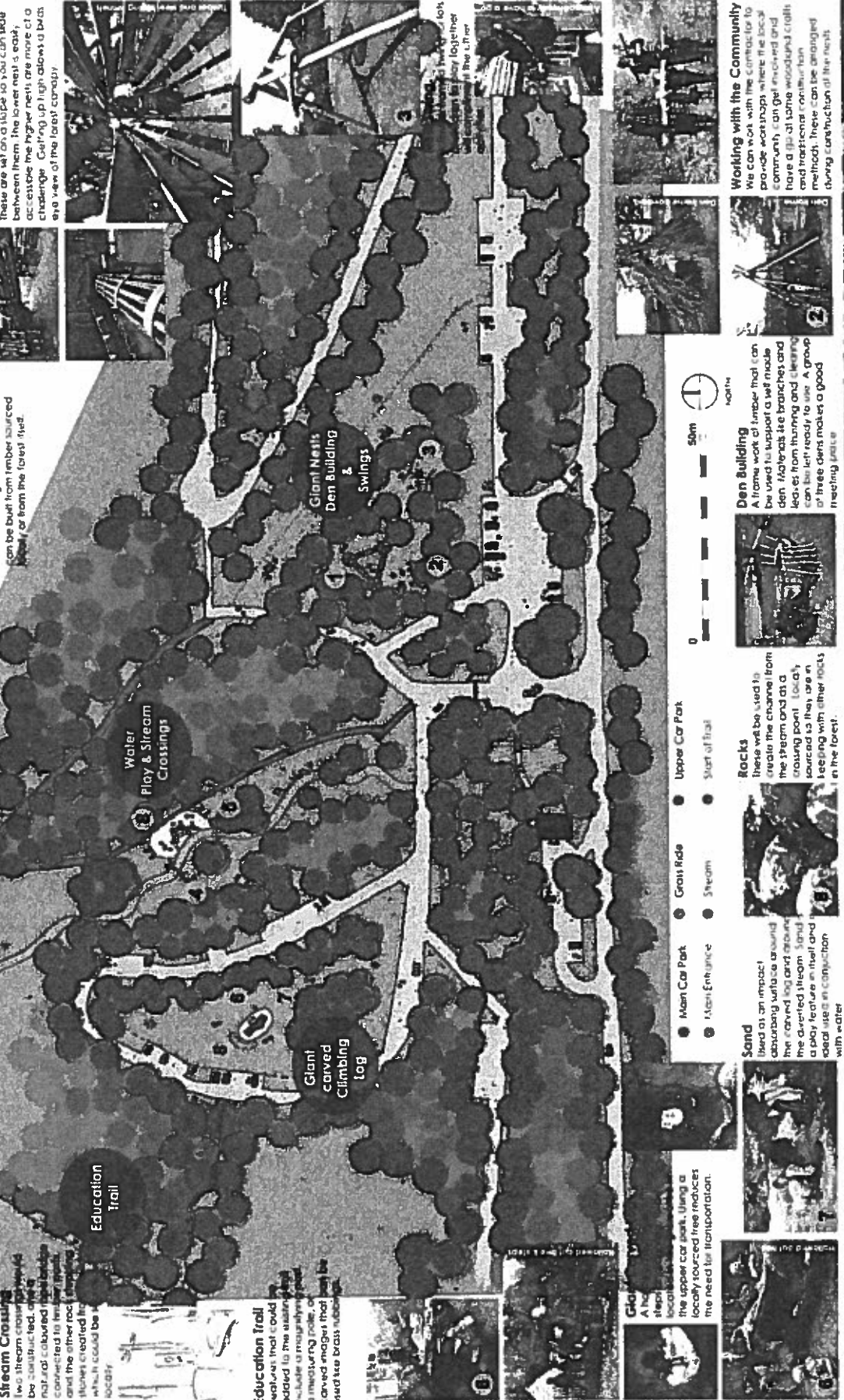
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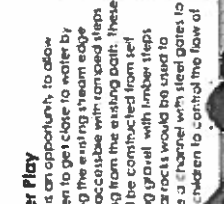
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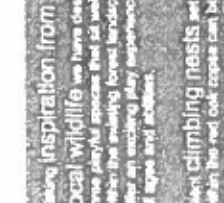
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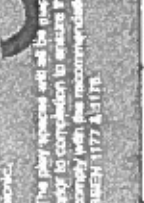
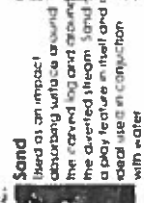
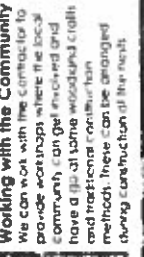
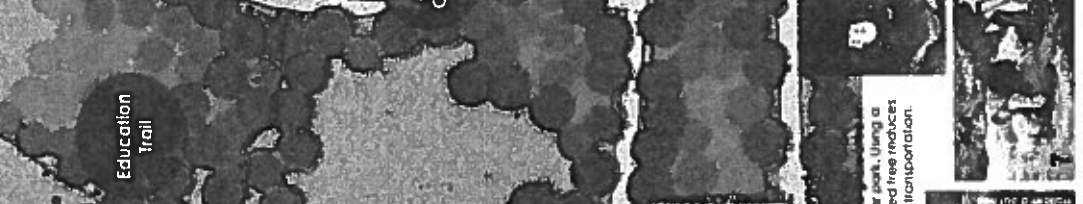
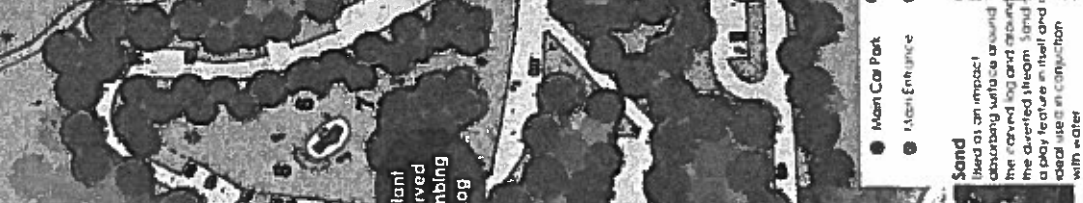
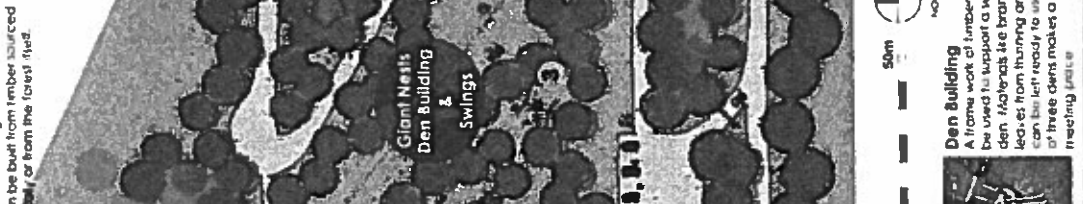
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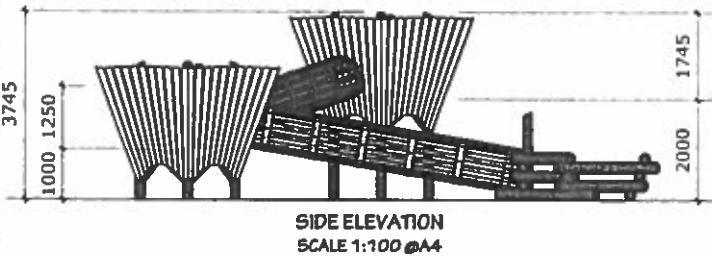
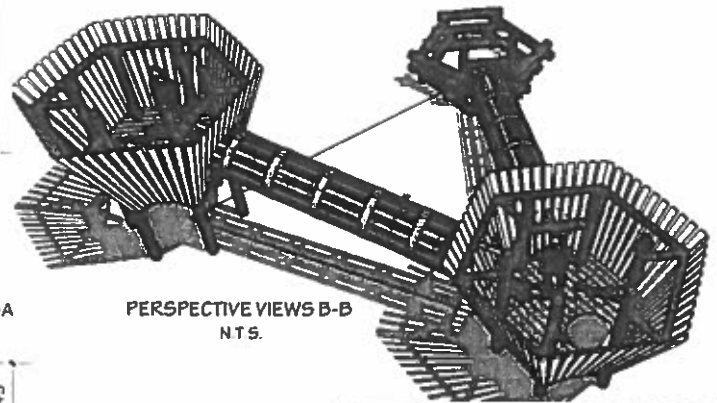
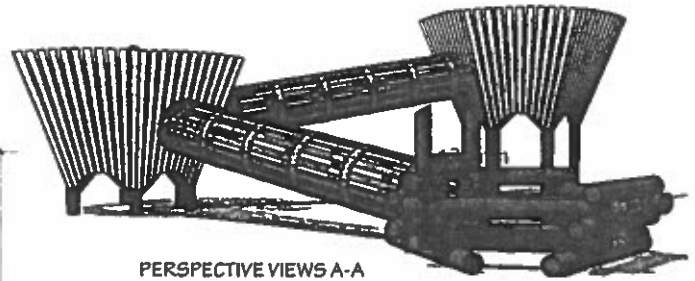
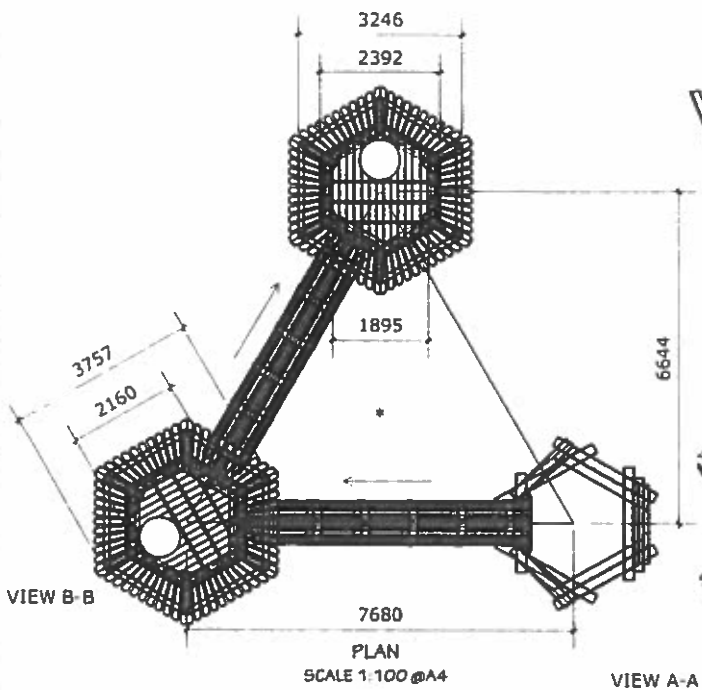
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TYPICAL STRUCTURES

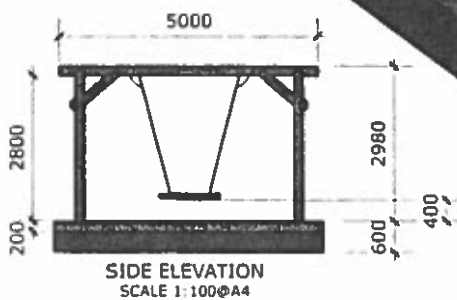
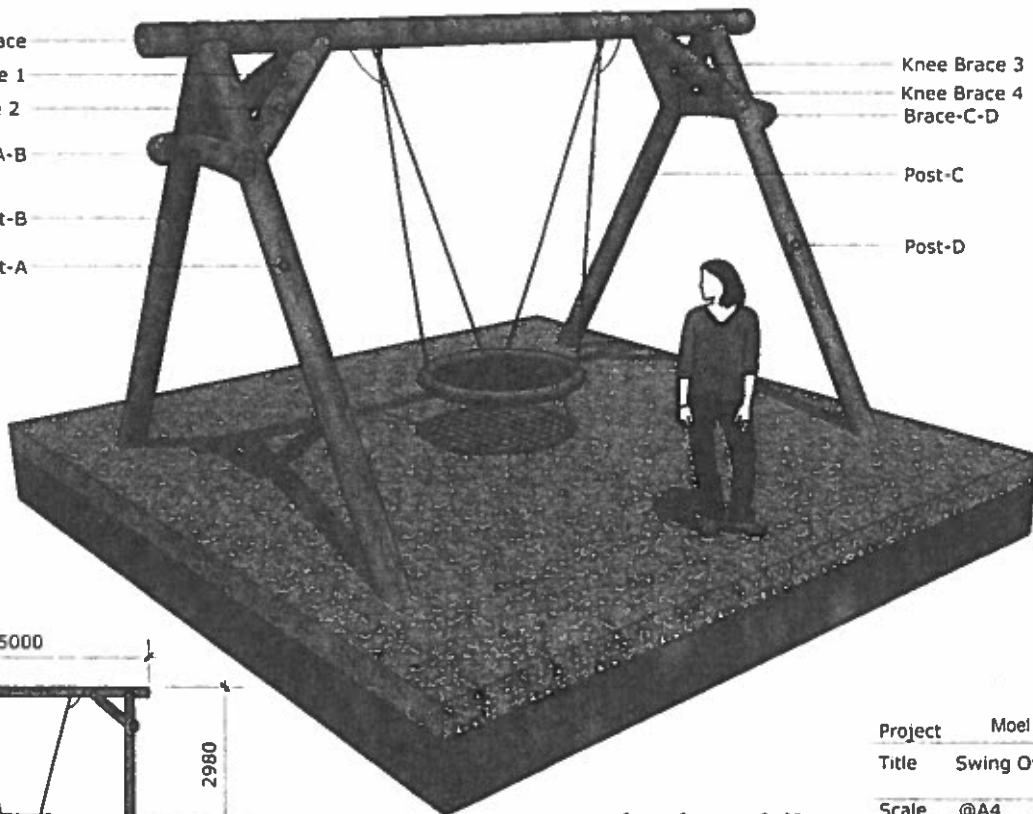


Project Moel Famau Nature Play Nests
Title Tunnel Overview

davieswhite
landscape architects
davieswhite.co.uk

Scale @A4
Date May 2013
Drawn JF
Dwg No 300
Revision -

- Main Brace
- Knee Brace 1
- Knee Brace 2
- Brace-A-B
- Post-B
- Post-A
- Knee Brace 3
- Knee Brace 4
- Brace-C-D
- Post-C
- Post-D



Project Moel Famau Nature Play - Swing
Title Swing Overview

davieswhite
landscape architects
davieswhite.co.uk

Scale @A4
Date Aug 2012
Drawn JF
Dwg No 100
Revision -

ITEM NO: 6
WARD NO: Llanarmon Yn Ial / Llandegla
APPLICATION NO: Councillor Martyn Holland
 21/2013/0646/ PF
PROPOSAL: Erection of a play structure and a timber cradle nest swing
LOCATION: Coed Moel Famau Llanferres
APPLICANT: Mr Michael Whitley
CONSTRAINTS: AONB
PUBLICITY UNDERTAKEN: Site Notice - No
 Press Notice - No
 Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection
- Member request for referral to Committee

CONSULTATION RESPONSES:

LLANFERRES COMMUNITY COUNCIL

'The Community Council has discussed this application and object strongly to the proposals.

- Objection to introducing these large urban structures into a rural area and an AONB
- Objection to the apparent demolition of 100 car parking spaces within the proposals. This would cause severe car parking problems.
- There is no consideration nor infrastructure given to the control of additional traffic into the area. This is given that the access road is so narrow. An example of these happened last week when two large coaches, unable or unwilling to access the car park, parked alongside the highway causing problems for passing traffic.
- No safety aspects have been covered within the application.
- Enforcing the hours of 'opening and closing' could be problematic.
- The whole application could be more sensitive to the area'.

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY

JOINT ADVISORY COMMITTEE (AONB JAC)

'The JAC supports the proposals but has some concerns about the potential impact on local tranquillity if the development generates a significant increase in traffic and associated demand for parking. In this context, the JAC would suggest that planning permission should be subject to annual monitoring and reporting of traffic and parking matters to enable any future impacts on local tranquillity to be identified and action taken to mitigate any effects.' (AONB Management Plan Policies: PSQ1, PCP2, PAR1, PAR2 and PAR3)'

NATURAL RESOURCES WALES

No objection.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

No objection.

Ecologist

No objection subject to works not being undertaken in the bird nesting season.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 08/08/13

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Planning permission is sought for the erection of play structures at Moel Famau Country Park. The play structures are part of a wider scheme to develop the natural play space at this Natural Resource Wales (formally Forestry Commission) managed site.
- 1.1.2 The equipment subject to this application would be sited in a clearing in woodland immediately north of the Bwlch Penbarras car-parking area, and is accessed from the car park and various trails and footpaths.
- 1.1.3 A 'giant nest structure' is proposed, which involves a ground level and two elevated play 'nests' which are linked via raised tunnels. The overall height of the higher nest would be 3.75 metres, the lower nest would be 2.4 metres. The tunnels would be 6 metres long. The nests would be constructed of a mix of hard and soft wood and would be fixed to the ground on concrete foundations. Illustrative plans of the nest are included at the front of the report.
- 1.1.4 A swing is also proposed with an overall height of 2.98 metres and an overall width of 5 metres. See the front of the report for the plans.
- 1.1.5 The nests and swing would complement a range of other play equipment located through the woodland adjacent to the car-parking areas, including a den building area, a carved log for climbing, a water/stream crossing an education trail.

1.2 Description of site and surroundings

- 1.2.1 Moel Famau Country Park is located to the north west of the village of Llanferres, accessed off Forestry Road, which runs over Bwlch Penbarras from Llanbedr DC in the west to Tafarn Y Gelyn to the west.
- 1.2.2 The Country Park is primarily accessed via a parking area on the northern side of the road, which is controlled by a barrier. The parking area is interspersed with grassed areas and woodland. There are picnic tables and various trails around and from the parking area, including walking routes to Moel Famau summit through the woodland.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the open countryside, outside of any development boundary. The site is within the Clwydian Range and Dee Valley AONB.

1.4 Relevant planning history

1.4.1 There is no recent planning history on the site.

1.5 Developments/changes since the original submission

1.5.1 Additional information has been provided by the Agent to address the concerns of the Community Council. This information has been copied to the Council. Letters of support from two play agencies and more recently a visualisation drawing of the structures have been provided.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 None.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy VOE 2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty
Policy BSC 11 – Recreation and Open Space

3.2 Supplementary Planning Guidance

None

3.3 Government Policy / Guidance

Planning Policy Wales Edition 5 November 2012

3.4 Other material considerations

None

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 5, 2012 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Residential amenity

4.1.4 Highways (including access and parking)

4.1.5 Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy BSC11 relates to Recreation and Open Space. Whilst this policy is geared towards ensuring all new development provides for recreation and

open space, it also states that its aim is to protect and enhance existing recreation, public open space and amenity greenspace. Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

National policy recognises the importance of sport and recreation in contributing to quality of life in Chapter 11 of Planning Policy Wales. Policy states that existing sport, recreation and tourism areas shall be supported, subject to an assessment of detailed impacts.

The assessment of impacts is set out in the following sections.

4.2.2 Visual amenity

The impact of development on the AONB is the main consideration of policy VOE 2. In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of developments. The impact of a development on visual amenity is therefore a relevant test on planning applications.

The application proposes the erection of two play structures, within an existing Country Park where there are a range of leisure facilities. The structures would be constructed of timber and located in a clearing in existing woodland. Concerns have been raised by the Community Council that the structures would be large and 'urban' in appearance. The AONB JAC has not raised any issues regarding the visual impact of the development or impact on the AONB.

In Officers opinion considering the development would be sited in a clearing in existing woodland and would be constructed of a mix of hard and soft wood, it would not be out of scale with its surroundings or appear urban in appearance. It is the opinion of Officers that the structures subject to the planning application would be part of a fairly well considered and designed plan for the improvement of play facilities on the site. Hence it is considered that the proposal would comply with the policy tests relating to visual impacts.

4.2.3 Residential amenity

Planning Policy Wales specifically mentions need to consider the effects of sport and recreation on the local community in paras. 11.3.1-11.3.3. Para. 3.1.4 refers to the impact on the neighbourhood as a material consideration; the impact of a development on residential amenity is therefore a relevant test on planning applications.

The play structures would be sited within an existing Country Park where there are some play trails as existing. There would be no change to the opening hours of the car-park which are 8am until 9pm in summer and 6pm in winter. There are dwellings on the approach road to the car-park and a caravan with year round occupancy opposite the entrance to the site, some 70 metres from the proposed equipment.

Considering the existing use of the site and nature of the specific proposal, i.e. the erection of two play structures, it is not considered that the application would result in significant amenity impacts. The proposal is therefore considered to comply with the relevant residential amenity tests.

4.2.4 Highways (including access and parking)

Planning Policy Wales specifically mentions need to consider the effects of sport and recreation on the local highway network in paras. 11.3.1-11.3.3. Para. 3.1.4 refers to what may be regarded as material considerations and

that these can include means of access. Access and highway safety is therefore a standard test on most planning applications.

Documentation submitted with the application states that the Applicants do not consider that the application is likely to generate additional traffic as the purpose of the play facility improvements are to increase the appeal of the site for younger members of existing families who visit. There would be no loss of parking as a result of the development as it is sited within the woodland. Concerns have been raised by the Community Council and the AONB JAC. Highways Officers have been consulted on the application and have advised that whilst appreciating the concerns of local residents regarding the extra traffic that may be generated by a play structure and swing, the highway implications have been assessed and taking into account the large car park adjacent to the proposal, the attractions that do not need planning permission and the existing visitor numbers that are already visiting the area daily. They do not consider the proposal would have a detrimental effect on highway safety have no objection.

Taking into account what is actually proposed in this application, i.e. two play structures it is the opinion of Officers that the proposal could not be resisted for Highways reasons. Whilst noting the Community Council's concerns, if obstructions occur on the public highway approaching the site this would be police matter. The proposal would not conflict with the relevant highways safety and access tests of Planning Policy Wales.

4.3 Other matters

With respect to the comments of the Community Council in relation to safety it is noted that the site is managed by Natural Resources Wales. They are required to comply with other legislation in relation to site safety and play area inspections; hence this is not a planning consideration.

5. SUMMARY AND CONCLUSIONS:

5.1 The application seeks permission for play structure which are part of a general scheme of improvements, the majority of which would not require planning permission. Considering the scale of the development and the nature of the existing use, it considered that the proposal complies with the relevant planning policies of the LDP and PPW.

5.2 With respect to the views of the Community Council and AONB JAC, Officers do not consider there are grounds to justify a refusal of permission or over onerous monitoring in this instance. The application is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

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

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

NOTES TO APPLICANT:

None

