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CARLISLE CITY COUNCIL

Report to:- **Development Control Committee**

Date of Meeting:- 2nd November 2001

Agenda Item No:-

Public	Operational	Delegated: Yes
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Accompanying Comments and Statements	Required	Included
Environmental Impact Statement:	No	No
Corporate Management Team Comments:	No	No
City Treasurers Comments:	No	No
City Solicitor & Secretary Comments:	No	No
Head of Personnel Services Comments:	No	No

Title:- **PROPOSED PROVISION OF PEDESTRIAN GATE TO OPEN SPACE AT IRTHING PARK, BRAMPTON**

Report of:- **Director of Environment and Development**

Report reference:- **EN.169/01**

Summary:-

This Report outlines the request from the Developer of the above site to provide a pedestrian gate to the open space provision.

Recommendation:-

It is therefore recommended that the provision of a pedestrian gate is approved as a minor amendment to the approved layout, subject to it being a type preventing immediate access on to the road, as suggested by the Parish Council.

M Battersby
Director Environment and Development

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

**Report to the Chairman and Members of the
Development Control Committee**

EN.169/01

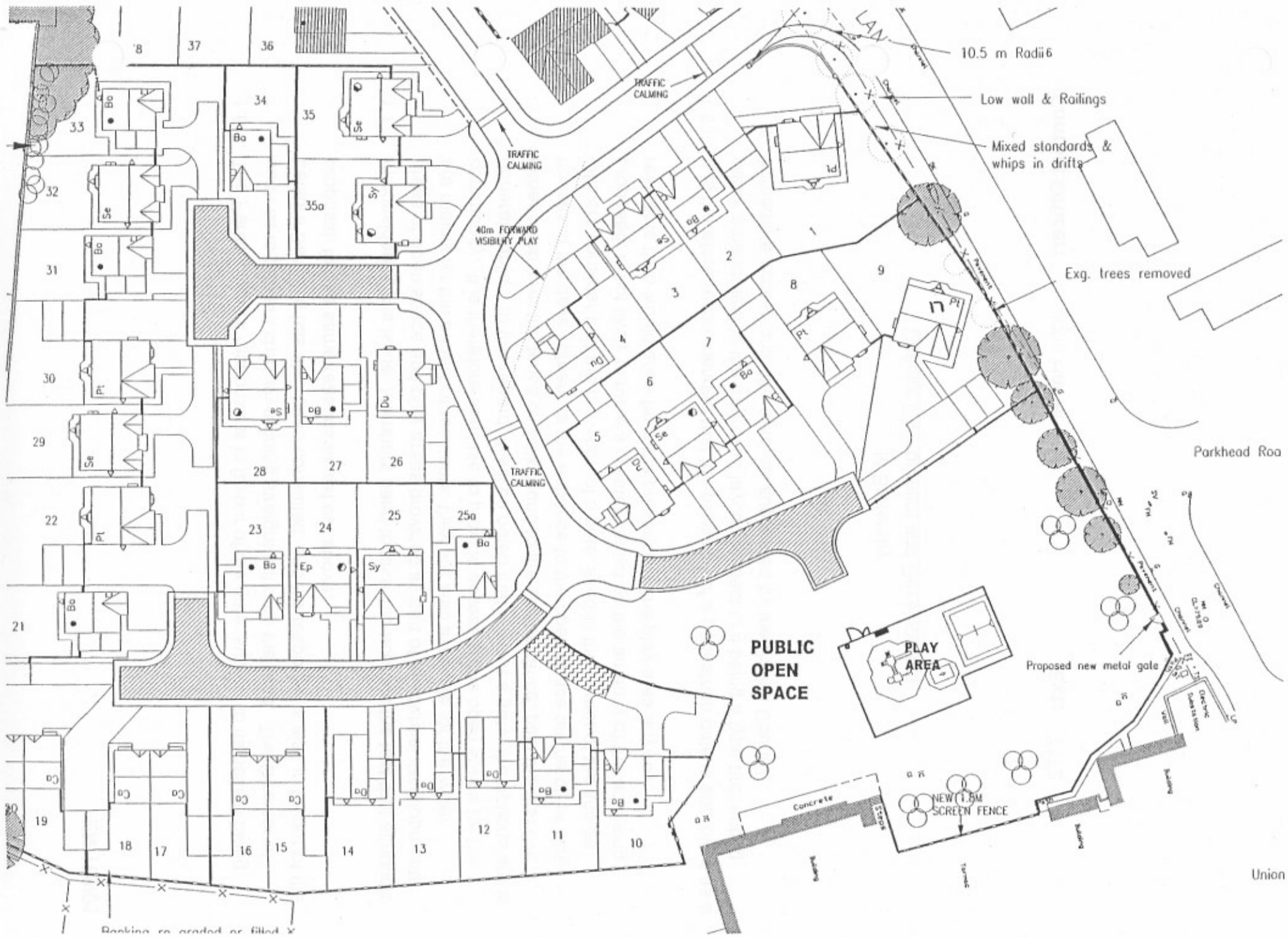
- 1.0 This report is concerned with the McAlpine's development at Irthing Park, Brampton. The approved layout included an area of open space with a play area, in accordance with normal practice, in the north west corner of the site.
- 1.1 The development is nearing completion and the play area has recently been installed. The approved layout showed a 1 metre high fence along the road frontage, with a boundary fence extending from the corner of the site along the boundary with the adjacent Community Centre.
- 1.2 As the development has proceeded, it has become apparent that the above arrangement obstructs what is a natural desire line from Greenfield Lane into the open space. The result has been that panels of the boundary fence has been damaged.
- 1.3 The developers have therefore submitted a request for a gate to be installed in the roadside fence in the north west corner of the site. This is close to the point at which a gate has always existed, providing access in the past to the School, and now to the Irthing Centre.
- 1.4 The provision of such a pedestrian gate, less than 1 metre high would not require a separate planning application. In accordance with normal practice, residents adjoining the open space and the Parish
- 1.5 Council have been consulted regarding the proposed gate, and the responses received are attached to the report. Four responses from residents have been received, plus the Parish Council. Three of the responses from residents object to the proposal; these argue that the open space and play area have been provided for residents of the development, and that the provision of the gate would make existing problems of vandalism, noise and disturbance worse because it would encourage teenagers from outside the estate to come into the play area. The one response in favour of the proposal, argues that it is better to install a gate, because children will go to the site anyway, and in the absence of a gate, will either break down the fence or go all the way round from the estate entrance.

- 1.6 The Parish Council response is in favour of the gate, subject to its design being such as to prevent children running straight out onto the road. The Director of Leisure Services has also been consulted, and his response is also in favour of the proposal, for the same reasons as set out above.
- 1.7 In considering this issue, Members need to take into account the fact that although areas of open space and play areas provided as part of residential developments are mainly for the benefit of residents, they are also available for the wider community. It is therefore sensible to provide access to the open space for the general public. In this regard, it will be noted that without a gate, the options are to either climb over the fence or walk round to the site entrance, past the first five houses in the development to the entrance to the open space on the other side. Officers consider that the provision of a gate, sited in the corner of the site as proposed, is not likely to have a greater impact on the amenity of the adjoining residents than would arise from the presence of the play area anyway.
- 1.8 It is therefore recommended that the provision of a pedestrian gate is approved as a minor amendment to the approved layout, subject to it being a type preventing immediate access onto the road, as suggested by the Parish Council.

M Battersby
Director Environment and Development

Contact Officer: John Hamer

Ext: 7172



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PLANNING SERVICES	
REF	
12 OCT 2001	9
RECORDED	
SCANNED	
PASSED TO	CSH
ACTION	

2 Irthing Park.
Brampton
CA8 1EB.

Dear Mr Hamer,

In reply
to your letter dated 5/10/2001.
We think it would be a
good idea to have a gate
leading onto the new play
area from Greenfield lane.
It will stop the children from
breaking the wooden fence at
the top side of the play
area, as they are doing at
the moment.

They have to come all the
way round the estate at
the moment, causing noise
and upsetting the residents.

Yours Sincerely
R. A. Moffat.

17 Irthing park
Brampton
CA8 1 EB
9.10. 01

Your ref JH/DC/97/0728
copy of emailed letter.

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16 OCT 2001		
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To Whom it may concern

Re: Objection to Irthing play-park pedestrian access
(McAlpine Greenfield estate), Brampton.

My husband and myself are extremely worried about this initiative for the following reasons;

1. Since the erection of the park there has been a massive increase in noise and litter outside our home.
2. I myself collected two full black bin liners of rubbish from the park on the weekend of 25th September immediately prior to the resurfacing. The majority of which was beer cans and glass bottles.
3. Some of the beer cans had been shredded by the mower causing an immense safety hazard to children playing at the park.
4. The installation of a pedestrian gate may only exacerbate late night drinking parties at this park, coupled with the installation of CCTV in the town centre we expect all of the trouble to land squarely outside the door of our new McAlpine 'executive style' home.
5. There has been an increase in petty, but distressing crimes. We have had our fence spray painted since the park was erected; the wooden fence beside the community centre is continually broken as planks are yanked off to gain access. My husband regularly goes to re attach the broken slats so as to protect our environment. We have even considered purchasing replacement slats because it is such an eyesore. I understand that the council wish to remove the wooden fence and replace it with metal railings. This would be even worse as the graffiti and ugly areas behind the community centre will be very visible. A more effective solution would be the planting of suitable hedging such as leylandi, which only need trimming twice yearly and one at a suitable height the tops can be trimmed to prevent monstrous growth. The appearance of such hedging would be much nicer for the on-looking residents all year around, and discourage shortcuts because of it's prickly nature. I am quite sure that this would be the most cost effective method too.
6. The value of the house is affected because of the park and everything we have worked hard for has been swept away with the stroke of someone's pen. I am sure that we must have some rights here. We can not buy this house beside "a toddler's play

area, just a roundabout and a few swings" to quote the sales rep, to find it transformed into the teenager's late night meeting point. There is obviously a need for the teenagers to have some facility but we would never have bought this house at this price if we thought for a minute that it would be right outside our front door.

This is causing us great stress both emotionally and financially. What can be done?

Yours sincerely

Jill Simpson

Jill Simpson

PLANNING SERVICES	
REF	99/0728
15 OCT 2001	
RECEIVED	<i>[Signature]</i>
RETURNED	
FILED	CSH
ADDRESS	

Mr J E Hellowell
 12 Irthing Park
 Brampton
 Cumbria
 CA8 1EB

9th October 2001

Mr J Hamer
 Principal Assistant Development Control Officer
 Department of Environment & Development
 Planning Services Division
 The Civic Centre
 Carlisle
 CA3 8QG

Dear Mr Hamer,

Regarding the public open space at Greenfield Park, Brampton. (The actual address is Irthing Park).

I recently received your letter regarding the installation of a metal gate from Greenfield lane into the public open space on Irthing Park and would like to point out the following.

Since the playground was erected there have been many instances of vandalism and bad behaviour on our development to the point where I will not allow my children to go the play area for fear of them being subject to verbal or physical abuse.

The playground has now become a haven for youths who have already vandalised the area and who now seem to think that it is an area where they can congregate and illegally drink alcohol and take drugs. Their language is appalling and the small children who live on our development will not venture into the park. I must add that these youths are not residents of Irthing Park.

I have actually seen them congregated at 12.30 am and the noise and language even at that time is unbelievable.

I have witnessed residents chasing these youths away only to be met by threats and bad language.

Alfred McAlpine have in fact had to repair the wooden fences surrounding the development as the panels are constantly being kicked in and destroyed.

These incidents have been reported to the Police but they are not interested and don't do anything about it, but I am afraid that this is the norm in Brampton.

I am afraid that if they are allowed to carry on then the park will fall in to the same state of repair as the other parks in Brampton, i.e. Murray park, that are completely vandalised to the point where the Council refuse to repair any damage.

Therefore to install a metal gate to give these individuals even greater access will only serve to encourage them in making life a misery for the people who actually live there. We are still confused as to why the park was built in the first place as we knew this would happen.

A more sensible suggestion would be to level the park and re-grass the area as it was before. Landscaping the area would only give the youths an opportunity to cause more vandalism.

I know that this is probably not the answer you were looking for but many other residents share my views and would only be too glad to see the park disappear which would take with it an unwanted serious problem.

Yours sincerely

[Handwritten Signature]

John Hamer

From: Bryan [Bryan@skara47.freemove.co.uk]
Sent: 06 October 2001 10:03
To: John Hamer
Subject: jh/dc/97/0728

Sir,
Thank you for your letter of the 5th. re amendment to the original plan.
When I purchased this house we were told a toddlers play area would be sited in the 'Public Area' and we were told **specifically** that no gate would be installed in the dividing fence!
The play area is already attracting older children, usually at the expense of the 'tots', along with their litter and associated late night noise and vandalism. They also ride their cycles into the play area and it's just a matter of time before someone gets hurt. (A 'kissing gate' entrance would stop this!)

An unnecessary gate in the fence would simply exacerbate the problem as there is adequate access to the estate 300 yards down Greenfield Lane.

The planning requirements might state that a playground is required here, but a look at the state of the existing play area's in Brampton and the broken glass and vandalised equipment thereon, should have made someone think twice before installing a playarea of this size in this location.

The new fence indicated on the Plan would seem to be only a short section of the existing wooden fence, and not complete replacement. Is this in fact the case, or is the whole of the wooden fence being replaced?

Thank you for offering me the opportunity to give my views on this proposal. Will they make any difference I wonder?

Mr.B. Wrightson.

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BRAMPTON PARISH COUNCIL

William E. Garnes, Clerk

Unit 2, The Old Brewery, Craw Hall, BRAMPTON, CA8 1TR

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Development Control,
Planning Services Division,
Department of Environment and Development,
Carlisle City Council,
6th Floor, Civic Centre,
CARLISLE
CA3 8QG

Your Ref.: JH/DC/97/0728

Our Ref.: planning

12 October, 2001

Dear Mr. Taylor,

**Public Open Space
Irthing Park, Brampton
Installation of Gate**

The observations of my Council on the proposal detailed above are:-

the Parish Council supports the installation of a gate from the public open space at Irthing Park, Brampton but is of the opinion that, in the interests of road safety, it should be a condition that a barrier must be erected at the edge of the pavement *ex adverso* the gate to prevent children using the play area from being able to run from that area directly on to the road.

Yours sincerely,

Clerk

PLANNING SERVICES	
REF	97/0728
15 OCT 2001	
	CJH