



DERBY CITY COUNCIL

**AREA PANEL 5
6 DECEMBER 2006**

ITEM 6b

Report of the Cabinet Member for Planning and Transportation

Toddlers Play Area Coppice Park Allestree

SUPPORTING INFORMATION

- 1.1 A petition was received in July 2006, which contained various complaints about the public open space and proposed children's play area at the Coppice Park residential development off Kedleston Road, Allestree. A second petition was then submitted direct to the Development Control Section, with 15 signatures, which requested that the play area be urgently brought into use for the benefit of the local residents. The main issue which has been investigated relates to the provision of the children's play area and the layout of the open space.
- 1.2 A Planning Application for residential development of the site off Kedleston Road was granted planning permission in 2001. Under the terms of the Section 106 Agreement a play area for toddlers was intended to be provided on the public open space to the north west of the new dwellings. This play area was to have been provided prior to completion of the development. However, the works to carry out the landscaping of the public open space and introduction of the play area was delayed by problems with the operation of the on-site surface water drainage system. The dwellings are now completed and occupied and the unfinished state of the open space is generating concerns among the new residents.
- 1.3 The main issue dividing opinion among local residents is the proposed children's play area and whether it should be implemented at all. Those against the provision are concerned that it would attract anti-social behaviour and criminal activity to the area. Those in favour claim that they purchased their properties in the knowledge that a play area and public open space would be provided and they want these facilities for the benefit of their children. A further consideration is that the terms of this Section 106 Agreement were seen by Members of the Planning Control Committee at the time as a significant positive factor in the granting of planning consent.
- 1.4 Councillor Wynn, as Cabinet Member for Planning and Transportation chaired a meeting on 17 November, with both leading petitioners together with Officers of Development Control and Parks Sections to discuss the complaints and address the provision of the play area. Following this discussion, Councillor Wynn determined that it is appropriate for the play area to be implemented in the proposed location on the public open space. The works to complete the laying out of the public open space and implementing of the play area should be carried as soon as possible, such that the development can be finally completed.

PROPOSED ACTION

- 2.1 That the Area Panel notes the decision taken to resolve the matter by Councillor Wynn, that the play area and landscaping of the public open space should be implemented.
- 2.2 To note that the developers will be requested to provide details of the design and layout of the play area for consideration. It is intended that the residents of the Coppice Park development shall be invited to view these details and make comments on the proposals.
- 2.3 To note that the developers will be requested to carry out the landscaping works during the current planting season and to undertake maintenance and monitoring of the open space prior to its adoption by the City Council.

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Background papers:	Correspondence held in Development Control Section, Roman House		
List of appendices:	None		