

ED & Ward Bdy

Recreation Ground

Hall



107

89

87a

87b

17

25

Det

Ward Bdy

Chy

El Sub Sta

146

6

13

Ashford Park  
Primary School



1:1,250

**17/0091/FUL**  
**Hengrove Park, Station Crescent, Ashford, TW15 3HN**

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# Planning Committee

8 March 2017



<b>Application Nos.</b>	17/00091/FUL		
<b>Site Address</b>	Hengrove Park, Station Crescent, Ashford		
<b>Proposal</b>	Installation of fitness equipment for adults and associated surfacing		
<b>Applicant</b>	Spelthorne Borough Council		
<b>Ward</b>	Ashford Town		
<b>Call in details</b>	N/A		
<b>Case Officer</b>	Paul Tomson		
<b>Application Dates</b>	Valid: 17/01/2017	Expiry: 14/03/2017	Target: Within 8 weeks
<b>Executive Summary</b>	<p>This planning application seeks permission for the installation of fitness equipment for adults and associated surfacing within Hengrove Park. Whilst the site is located within the Green Belt and is currently free of development, the proposal is for outdoor sport and recreational purposes. It is therefore considered an appropriate form of development in the Green Belt and is acceptable. The fitness area will be sited at least 114 metres away from the nearest residential properties and is not considered to have any adverse impact on their amenity. In terms of visual impact, the proposed equipment is low key in scale and the colour and type of materials would blend in with the surroundings.</p>		
<b>Recommended Decisions</b>	This planning application is recommended for approval.		

## MAIN REPORT

### 1. **Development Plan**

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- CO1 (Providing Community Facilities)
- EN4 (Provision of Open Space and Sport and Recreation Facilities)

1.2 It is also considered that the following Saved Local Plan Policy is relevant to this proposal:

- GB1 (Green Belt)

### 2. **Relevant Planning History**

16/00610/FUL Installation of a concrete BMX/Skate facility      Withdrawn  
01/06/2016

### 3. **Description of Current Proposal**

3.1 This application relates to Hengrove Park, which is located to the west of Hengrove Crescent and Station Crescent in Ashford. To the south of the park is Ashford Park Primary School. The site is located within the Green Belt.

3.2 The proposal involves the installation of fitness equipment area for adults and associated surfacing. The fitness area will be sited to the west of the existing children's playground and games area and will measure 16.5 metres in length and 8.5 metres in width. The facilities will be similar to adult gym equipment (e.g. stationary exercise bikes). The maximum height is 2.99 metres. The surfacing will be a "Wetpour safety surface" (coloured black). The fitness equipment will be painted a mix of black and green.

3.3 Site layout and elevation plans are provided as an Appendix.

### 4. **Consultations**

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection
Environmental Health	No objection

(Noise)	
Leisure Services	Confirm that they are supportive of the proposal.

#### 4. **Public Consultation**

16 neighbouring properties were notified of the planning application. At the time of writing no letters of representation had been received.

#### 5. **Planning Issues**

- Impact on the Green Belt

#### 6. **Planning Considerations**

##### Green Belt

- 6.1 The site lies within Green Belt. Saved Local Plan Policy GB1 seeks to ensure only appropriate development is allowed in the Green Belt. The National Planning Policy Framework (NPPF) allows the provision of appropriate facilities for outdoor sport and outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 6.2 The proposal will involve the creation of an outdoor fitness area, which will be used for outdoor recreation purposes. It will be similar in nature and appearance to children's playground or other park facilities and is considered an appropriate facility in the Green Belt. The outdoor fitness facility will be small in comparison to the overall size of Hengrove Park and the equipment is modest in scale. It will help to support and maintain the overall use of the land as a park. It is therefore considered to preserve the openness of the Green Belt and will not conflict with the purposes of including land within it. I also consider that the proposal will not harm the visual amenities of the Green Belt. Accordingly, the impact on the Green Belt is considered acceptable.

##### Other Matters

- 6.3 The proposed fitness area for adults will be sited at least 114 metres away from the nearest residential properties in Hengrove Crescent and Station Crescent and is not considered to cause any loss of amenity to them. The relationship with Ashford Park Primary School will also be acceptable, which is located at least 47 metres away.
- 6.4 The proposal will provide a new outdoor recreational facility to the existing park and will accord with the requirements of Policy CO1 (Providing Community Facilities) of the Core Strategy and Policies DPD.
- 6.5 Accordingly, the application is recommended for approval.

## **Recommendation**

7.1 GRANT subject to the following conditions:-

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

Reason: - This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Site location plan received 12 January 2017

Site Layout Plan Revision 01 Page 1 of 2 received 11 January 2017

Plan and Elevations Revision 02 Page 2 of 3 received 17 January 2017

Reason: - For the avoidance of doubt and in the interest of proper planning.

### **Decision Making: Working in a Positive and Proactive Manner**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Customer : Sperrthorne Borough Council  
 Project : Outdoor Gym  
 TPL :

Revision: 01  
 Date: 10/01/17  
 Scale : Unless stated otherwise 1:100  
 Page Size : A3  
 Page : 1 of 2

TGO project manager : Matt Delaney  
 Project contact : Cassie Smith  
 Drawing by : JB  
 Checked by : SK

Site address :  
 Installer :  
 Installation type :  
 Installation start date :  
 RPII date :

Existing surface details : Grass  
 Surface type : Wetpour  
 Surface area & perimeter : 140.25m<sup>2</sup>, 50m

Product Colour : TGO Black & Green  
 Coastal or Non Coastal : Non coastal  
 Additional Comments :

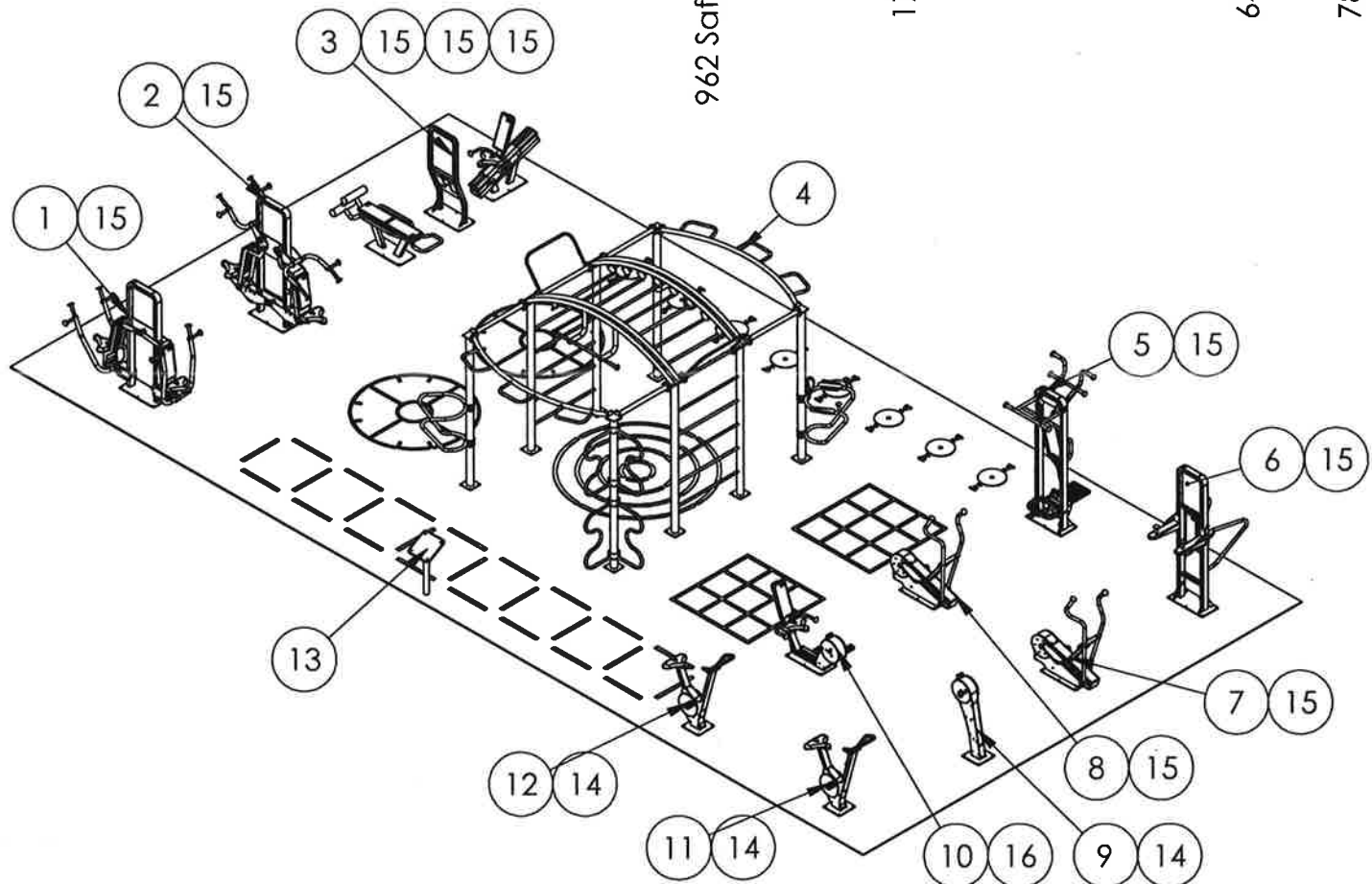
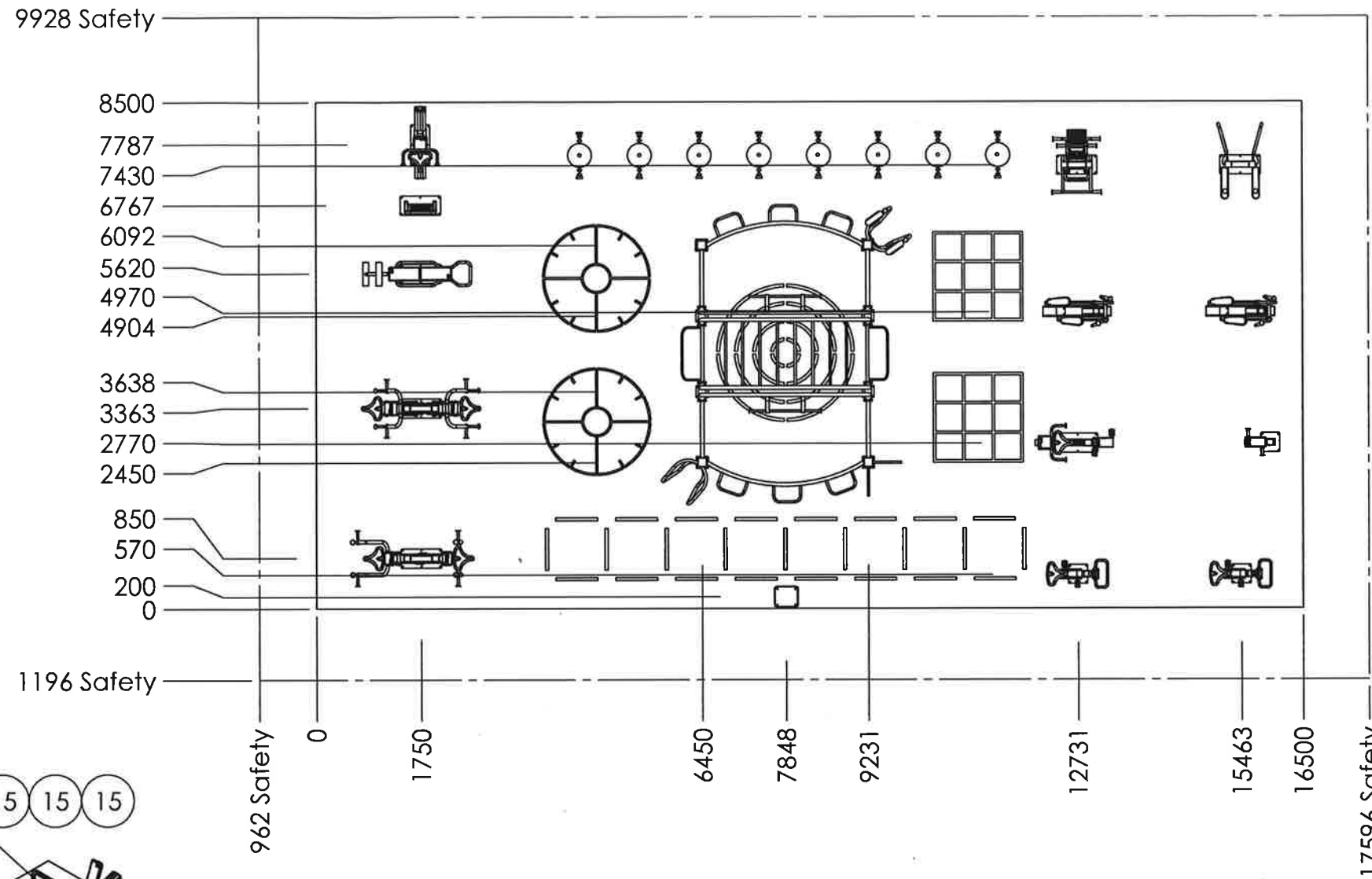
**Customer Sign-off**

I the customer am happy with the proposed design and agree for TGOGC to continue with the order and installation as shown below:

**Sign:** .....

**Print:** .....

**Date:** .....



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	TGO835	Chest Press and Seated Row	1
2	TGO825	Lat Pull Down and Shoulder Press	1
3	TGO951	Leg Press and Bench	1
4	TGO510	Rig	1
5	TGO810	Pull Up and Assisted Pull Up	1
6	TGO800	Dips and Leg Raise	1
7	TGO862	Glow Cross Trainer	1
8	TGO861	Cross Trainer	1
9	TGO908	Energy Charge Hand Bike	1
10	TGO892	Energy Glow Recumbent Bike	1
11	TGO971	Energy Charge Spinning Bike	1
12	TGO970	Spinning Bike	1
13	TGO889	Welcome Sign	1
14	UKTGOGC24	Medium Ground Anchor	3
15	UKTGOGC25	Large Ground Anchor	10

**Phone:** 01795373301  
**Email:** info@tgogc.com  
**Address:** The Old Dairy,  
 Brogdale Farm,  
 Brogdale Road,  
 Faversham, Kent,  
 ME13 8XZ,  
 UK

**IMPORTANT**

- MINIMUM 1500 SAFETY CLEARANCE REQUIRED BETWEEN GYM STATIONS & ALL CONFLICTING OBSTACLES ABOVE GYM STATION GROUND LEVEL.
- ALL TGO EQUIPMENT DIMENSIONS ARE MEASURED FROM THE CENTRE POINT OF BASE PLATES
- DIMENSIONS ARE IN MILLIMETRES (MM) UNLESS OTHERWISE STATED
- ANY DISCREPANCIES ARE TO BE REPORT TO TGOGC
- THIS INSTALLATION DRAWING IS MADE TO EN16630 STANDARD
- ADVISORY STATEMENTS HAVE BEEN STIPULATED FOR COMPLIANCE PAS888 INSTALLATION GUIDELINES
- ENSURE YOU HAVE READ THE MOST RECENT EDITION OF THE 'TGOGC INSTALLATION AND ASSEMBLY GUIDELINES' AND RELEVANT 'TGOGC PRODUCT CARDS' PRIOR TO INSTALLATION





This is our vision for your Outdoor Gym at Hengrove Park.

Our gym offers a combination of exciting and modern fitness equipment, suitable for all abilities. This offer includes 12 individual units, giving an incredible 27 plus stations which enables up to 27 users to use this gym at any one time. 4 of these units are TGO's unique energy generating cardio units, allowing users to charge their mobile phones while using the equipment.

The addition of TGO's functional training 'Rig' can accommodate up to 12 users at any one time and will attract individuals and groups who are looking for a more advanced workout, including using battle ropes, pulleys and resistance bands.

We have designed the gym to complement the park and its existing facilities. The surface is a Wetpour safety surface and includes line marking to allow additional floor workouts, creating a true 'destination' gym.

Due to our UK manufacturing, we can offer this gym in other more bespoke colours if required. See page 15.



Exceeds all  
relevant safety  
standards  
(En16630)



27+ users  
at a time!  
Offering a thorough  
full body workout  
for athletes and  
beginners alike.



EN  
16630

25 YEAR  
WARRANTY

MADE IN  
BRITAIN