

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held in the Austen Room, The Community Hub, 30 High Street, Melbourn, SG8 6DZ on Monday, 14 February 2022 at 7.30pm

Members of the public are reminded that copies of reports and supporting documentation for agenda items can be obtained from the Parish Council website, <http://melbournparishcouncil.co.uk> or on request to the Clerk

Present: Cllrs Kilmurray (Chair), Clark, Cowley, Hart, Wilson

Absent:

In attendance: Claire Littlewood – Parish Clerk

PL102/21 To receive and approve apologies for absence

Apologies received from Cllr Barnes – acceptable reasons were given.

It was:

RESOLVED to approve Cllr Barnes' apologies for absence.

Proposed by Cllr Cowley, seconded by Cllr Hart. All in favour.

PL103/21 To receive any Declarations of Interest and Dispensations

a) To receive declarations of interest from councillors on items on the agenda

b) To receive written requests for dispensations for disclosable pecuniary interests (if any)

c) To grant any requests for dispensation as appropriate

a) PL110/21j) All Committee members declared an interest in this item as the applicant was a former parish councillor.

PL11021a) Cllr Clark declared an interest as the applicant is a neighbour.

PL104/21 To approve the minutes of the Planning Committee Meeting on 10 January 2022

It was:

RESOLVED to approve the minutes of the Planning Committee meeting held on 10 January 2022 as an accurate record.

Proposed by Cllr Wilson, seconded by Cllr Clark. All in favour.

PL105/21 To report back on the minutes of the Planning Committee Meetings on 10 January 2022

There was nothing to report.

PL106/21 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

There were no members of the public in attendance.

PL107/21 Decision Notices: To receive any Decision notices issued since last meeting.

- a) 20/03164/S106A Proposal: Modification of planning obligations contained in a Section 106 Agreement dated 06 April 2005 made between (1) South Cambridgeshire District Council and (2) Flagship Housing Group Limited pursuant to planning permission S/2185/03/F Site address: 1-13 (inclusive) And 15-27 (odd) Victoria Way Melbourn Royston Cambridgeshire

Decision: Permission Granted

MPC original comment: Support no comment

This was noted.

- b) 21/05167/HFUL Proposal: Demolition of existing summerhouse and erection of a garden room Site address: 50A Orchard Road Melbourn Royston Cambridgeshire

Decision: Permission Granted

MPC original comment: Support no comment

This was noted.

Signed:..... Dated:

- c) 21/05424/HFUL Proposal: Two storey side extension and single storey front extension
Site address: 56 Fordham Way Melbourn SG8 6JA Applicant: Mrs Lesley Hawk
Application withdrawn
This was noted.
- d) 21/05489/FUL Proposal: Change of use to garden land and erection of log cabin Site address: Langdale Farm Cambridge Road Melbourn SG8 6EY Applicant: Mr Jason Usher
Application withdrawn
This was noted.

PL108/21 Correspondence

- a) To note submission of [West Wickham Neighbourhood Plan](#)
This was noted.
- b) To note correspondence on [North East Area Action Plan](#)
This was noted.
- c) To note correspondence with regard to transfer of open spaces at Orchard Gardens
Noted that District Landscape Officer's inspection report has not yet been received. Councillors were invited to visit the development to inspect the open spaces.

PL109/21 To note the following applications for tree work

No applications had been received.

PL110/21 Planning Applications:

- a) [21/05661/HFUL](#) Proposal: Partial conversion of garage to kitchen space and associated works. Site address: 2 Cooks Garden Melbourn SG8 6FT Applicant: Mrs Sarah Grant

A query was raised with regard to notification of neighbours as there was nothing on the planning portal to indicate that this had been done. **ACTION:** Clerk to write to Planning Officer to query this.

It was:
RESOLVED to support the application with a comment to the Planning Authority regarding lack of notification to neighbours.
Proposed by Cllr Hart, seconded by Cllr Wilson. In favour: Cllrs Hart, Wilson, Cowley, Kilmurray.
Abstain: Cllr Clark.
- b) [22/00073/FUL](#) Proposal: Change of use from vacant office to Veterinary Centre. Site address: Heydon Lodge Newmarket Road Melbourn SG8 7PN Applicant: Royston Veterinary Centre Ltd

Noted that Highways have raised objection to this application. Committee noted that the application is for a change of use and this was unlikely to make a significant difference to volume or flow of traffic and that there is good access and egress to/from the site.

It was:
RESOLVED to strongly support with a comment that we do not understand why Highways is making an objection as there appears to be a safe existing entrance and exit for much higher volumes of traffic than a veterinary centre is likely to attract.
Proposed by Cllr Kilmurray, seconded by Cllr Clark. All in favour.
- c) [22/00023/HFUL](#) Proposal: Single storey rear extension Site address: 15 Greenbanks Melbourn Royston Cambridgeshire Applicant: Mr Antony Phillips.

It was:
RESOLVED to support the application with no comment.
Proposed by Cllr Clark, seconded by Cllr Hart. All in favour.
- d) [22/00119/HFUL](#) Proposal: Demolition of existing conservatory, erection of replacement single storey rear extension and internal alterations Site address: 3 The Moor Melbourn Royston Cambridgeshire Applicant: Mr Thomas Shirley

It was:
RESOLVED to support the application with no comment.
Proposed by Cllr Hart, seconded by Cllr Clark. All in favour.

Signed:..... Dated:

- e) [22/00163/HFUL](#) Proposal: Loft Conversion with a dormer and single storey rear extension. Resubmission of 21/04207/HFUL Site address: 36 Dolphin Lane Melbourn SG8 6AE Applicant: Mr and Mrs Tibbals

Noted that there is no indication of neighbours having been notified of this application on the planning portal. **ACTION:** Clerk to write to the Planning Officer to query particularly as there is a new neighbour who may be unaware of the previous application.

Discussion with regard to the size of the proposed extension and the reduction to the amenity area. Members noted that the residents had previously attempted to claim part of the adjacent road-side verge, to increase the size of their garden. Also noted that the extension is not in keeping with other properties in the vicinity. Members noted that the revised drawings show the upper level of the extension has been reduced in size but the overall footprint is unchanged. Concern was noted with regard to management of contractors' vehicles during build works.

It was:

RESOLVED to object to the application on the following grounds:

- over-development and resultant loss of amenity space;
- the proposed extension is not in keeping with the area.

If permission is granted, the Parish Council would request that a condition is imposed requiring a traffic management plan to avoid difficulties for neighbours during the build.

The Parish Council would like the Planning Authority to note that the applicants are aware of the impact of the proposed extension on amenity space as they had attempted to claim part of the adjacent road-side verge to extend their garden area.

Proposed by Cllr Wilson, seconded by Cllr Clark. All in favour.

- f) [22/00182/FUL](#) Proposal: Change of use from agricultural land to a secure dog walking/exercising/training area. Erection of secure boundary fencing, gates and mobile field shelter on timber skids. Site address: Land At Summer House Farm New Road Melbourn Royston Applicant: Mrs Jane Green

It was:

RESOLVED to support the application with no comment.

Proposed by Cllr Clark, seconded by Cllr Hart. All in favour.

- g) [22/00234/FUL](#) Proposal: Construction of a single storey dwelling with flat green roof and car parking. Site address: Land To The Rear Of 151 To 155 High Street Melbourn SG8 6AT Applicant: Mr Graham Newton

Noted that Highways is recommending refusal of this application. The proposed parking arrangements still appear to be insufficient with neighbours cars being blocked in and unable to turn to exit the site forwards. A member noted that it does not appear to be possible to keep construction traffic on site during the build. In addition, the width and weight of construction traffic is likely to cause damage to adjacent structures when reversing on to the site via the narrow track. Inadequate turning circle for parked vehicles is obstructed by a hedge. Also noted potential for damage to a historic wall to the rear of the site. A member noted that there have been numerous applications for this site since 2008 and would ask the Planning Department to note all previous objections. A member noted that by relocating the proposed workshop/bike store, this would reduce some of the access difficulties for parking.

It was:

PROPOSED to object to the application on the following grounds:

- The parking area for existing residents does not allow for cars to be moved independently as they are blocked in.
- The turning circle for vehicles exiting the site is too small.
- If all 4 cars are parked on site, it is not possible for more vehicles to enter and leave in a forward gear
- There is concern with regard to heavy construction vehicles accessing and leaving the site due to width and weight of the vehicles.
- There is potential for damage to a historic wall to the rear of the property.

The Parish Council respectfully requests that the Planning Authority takes note of previous applications when considering this application.

Proposed by Cllr Cowley, seconded by Cllr Hart. All in favour.

- h) [22/00236/FUL](#) Proposal: Single storey rear extension, refurbishment to the front and rear with the addition of new windows and render together with new vehicular access. Site address: 4 Norgetts Lane Melbourn Royston Cambridgeshire Applicant: Mr Keith Wright

Noted that Highways have recommended the application is refused – although permission for a dropped kerb has been given. Concern was noted that the driveway will become almost entirely gravel. There is

no information in the application with regard to drainage. It was noted that there is no objection to the application for an extension to the rear of the property.

It was:

RESOLVED to object to the application on the following grounds:

- loss of lawned area which affects biodiversity and look and feel of the area.

- this will also change the street scene as there is contiguous lawn with neighbouring property.

The Parish Council would have no objection to the extension works if this were made under a separate application.

Proposed by Cllr Hart, seconded by Cllr Cowley. All in favour.

- i) [21/05213/CONDA](#) Proposal: Submission of details required by condition 4 (Arboricultural method statement) of planning permission 21/05213/HFUL Site address: 1 Garden End Melbourn Cambridgeshire SG8 6HD Applicant: Mr and Mrs Donovan Donovan.

Noted that the crown of the tree under consideration appears to have been reduced. Noted that there is an arboricultural method statement to support the application.

It was:

RESOLVED to support the application with no comment.

Proposed by Cllr Kilmurray. There was no seconder. The resolution fell.

- j) [22/00317/LBC](#) Proposal: Installation of an electric vehicle charger on south east facing wall of wooden extension to the longhouse Site address: The Longhouse 2 Meadow Way Melbourn Royston Applicant: Mr Michael Barley

Cllrs had declared an interest in this application.

PL111/21 Enforcement updates: To consider any enforcement updates received since last meeting

Noted that a report had been received of possible unauthorized construction works on London Way.

ACTION: Clerk to report to enforcement officer and report back.

Notified neighbours : **ACTION:** Clerk to write to the Planning Officer to query why some applications appear not to include confirmation of neighbours being notified.

PL112/21 To note the date of next meeting : 14 March 2022

The date of the next meeting is 14 March 2022.

The meeting ended at 21:08

Signed:..... Dated:

MELBOURN PARISH COUNCIL – PLANNING COMMITTEE

(District of South Cambridgeshire)

A meeting of this Committee was held in the Austen Room, The Community Hub, 30 High Street, Melbourn, SG8 6DZ on Monday, 10 January 2022 at 7.30pm

Members of the public are reminded that copies of reports and supporting documentation for agenda items can be obtained from the Parish Council website, <http://melbournparishcouncil.co.uk> or on request to the Clerk

Present: Cllrs Kilmurray (Chair), Barnes, Clark, Hart, Wilson

Absent:

In attendance: Claire Littlewood – Parish Clerk

PL091/21 To receive and approve apologies for absence

Apologies were received from Cllr Cowley and acceptable reasons given.

It was:

RESOLVED to accept Cllr Cowley's apologies for absence.

Proposed by Cllr Clark, seconded by Cllr Wilson. All in favour.

PL092/21 To receive any Declarations of Interest and Dispensations

- a) To receive declarations of interest from councillors on items on the agenda
- b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c) To grant any requests for dispensation as appropriate

None were received.

PL093/21 To approve the minutes of the Planning Committee Meeting on 13 December 2021

It was:

RESOLVED to approve the minutes of the Planning Committee Meeting held on 13 December 2021 as an accurate record.

Proposed by Cllr Wilson, seconded by Cllr Barnes. All in favour.

PL094/21 To report back on the minutes of the Planning Committee Meetings on 13 December 2021

There was nothing to report back.

PL095/21 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

No members of the public were in attendance.

PL096/21 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [21/02127/FUL](#) Proposal: Demolition of the existing workshop, conversion of the frontage building to a retail and/or office/financial and professional services use and 3 flats and the erection of one dwelling to the rear. (Re-submission of 20/02901/FUL) Site address: 7-9 Station Road Melbourn SG8 6DX

Decision: Permission Granted

MPC original comment: Support - no comment

This was noted.

- b) [21/04235/FUL](#) Proposal: Change of use from agricultural land to a secure dog walking/exercising/training area. Erection of secure boundary fencing, gates and mobile field shelter on timber skids Site address: Land At Summer House Farm New Road Melbourn Royston Applicant: WTV Wedd & Sons .

Withdrawn

This was noted.

PL097/21 Correspondence

- a) To note confirmed Public Footpath Order

Signed:..... Dated:

This was noted.

- b)** To consider an update with regard to transfer of the SGB at Kingley Grove

An email from the District Landscape Architect was circulated to the meeting which indicated that the maintenance regime covered by the commuted sum proposed by the developer appeared to be insufficient and does not include all cuts set out in the LEMP. **ACTION:** Clerk to cross check Landscape Architect's comments against LEMP.

- c)** To consider an update with regard to transfer of the open spaces and access road at Victoria Way

Representatives of the Planning Committee conducted a site visit on 10 January to make a further inspection of the two open spaces to be transferred and also to look again at the access road to New Road Cemetery, particularly with regard to underground services. One open space is finished to a high standard and it is understood that the second open space will be completed to a similarly high standard. Noted that there are two manhole inspection covers on the completed open space and four on the area yet to be completed. Concern was noted with regard to the access road. It was noted that the road surface is not yet finished and it is unclear how the finished surface will be prepared. The three properties on the access road are currently paying £50pa towards future maintenance. Noted that maintenance may not be required for some years but that civil works for future road repairs may be very costly. Noted that the Parish Council has not adopted other roads in the village.

It was:

RESOLVED to recommend to full Council that the Parish Council will take transfer of the two open spaces, on completion of both to an acceptable standard and once established.

Proposed by Cllr Wilson, seconded by Cllr Clark. All in favour.

It was:

FURTHER RESOLVED to recommend to full Council that the Parish Council does not adopt the access road to New Road Cemetery.

Proposed by Cllr Kilmurray, seconded by Cllr Hart. All in favour.

- d)** To note withdrawal of local development documents

This was noted.

PL098/21 To receive an update on Birchwood Fields development

The report was noted.

PL098/21 To note the following applications for tree work

There were none

PL099/21 Planning Applications:

- a) [21/05167/HFUL](#) Proposal: Demolition of existing summerhouse and erection of a garden room Site address: 50A Orchard Road Melbourn Royston Cambridgeshire Applicant: Mrs Silverton.

It was:

RESOLVED to support the application with no comments.

Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.

- b) [21/05424/HFUL](#) Proposal: Two storey side extension and single storey front extension Site address: 56 Fordham Way Melbourn SG8 6JA Applicant: Mrs Lesley Hawk.

Discussion with regard to the scale of the proposed extension and also how extending the front of the property by 2 meters would impact neighbours. Noted that there is no notification to neighbours on the planning portal. Members were concerned that the proposed extension would not leave sufficient parking at the front of the property for 2 cars. Also noted that it was difficult to identify the property from the photos in the Design & Impact Statement as this appears to show the neighbouring property.

Signed:..... Dated:

It was:

RESOLVED to object to the application on the following grounds:

- Visual appearance is not in keeping with neighbouring properties.
- Concern over the extension of the ground floor at the front of the property by 2 metres and the impact on neighbouring properties. Note: There is no objection to the side extension provided that this does not extend forward of the existing footings.
- Concern that there will be insufficient space to park two vehicles at the front of the property between the extension and the existing footpath.

We would also note that there does not appear to be any notification to the neighbours of this proposed extension. In addition, the photos in the Design & Access Statements appear to show the neighbouring property making it difficult to identify the property under consideration.

Proposed by Cllr Hart, seconded by Cllr Clark. All in favour.

- c) [21/05353/HFUL](#) Proposal: Single storey rear extension and block paving to drive. Site address: 15 Meeting Lane Melbourn SG8 6AN Applicant: Mr & Mrs P Page.

It was:

RESOLVED to support the application with no comment.

Proposed by Cllr Barnes, seconded by Cllr Wilson. All in favour.

PL100/21 Enforcement updates: To consider any enforcement updates received since last meeting

There were none

PL101/21 To note the date of next meeting : 14 February 2022

The next meeting of the Planning Committee will take place on Monday, 14 February 2022

The meeting ended at 20:12

Signed:..... Dated:

MELBOURN PARISH COUNCIL

Planning Committee

PL107/21d) North East Cambridge Area Action Plan

Hello

As you know, Cambridge City Council and South Cambridgeshire District Council are working together to create the North East Cambridge Area Action Plan which will guide future development in this part of the City.

In January 2022, both Councils agreed to carry out future consultation on the Proposed Submission North East Cambridge Area Action Plan. This is expected to take place following the outcome of the separate Development Consent Order process to relocate the existing Waste Water Treatment Plant.

Therefore, whilst consultation on the Plan is not expected to take place immediately, you are able to view the Proposed Submission document including the changes we have made since the consultation on the draft Plan in 2020, at our [North East Cambridge webpage](#) alongside the extensive evidence library which supports the Plan.

We will notify you when consultation on the Area Action Plan commences and set out how you can take part and speak with the team about the proposals.

Best wishes

Greater Cambridge Local Plan team

MELBOURN PARISH COUNCIL

Planning Committee

PL107/21c) Stonebond Properties – transfer of play open spaces

Good Morning Theresa

I have been meaning to email you and the Parish regarding the Open Space at The Moor, Melbourn.

I have confirmation that the LAP/Open Space and Landscape Buffer will be ready for inspection / transfer at the end of February.

I have attached for your records our post installation snagging document and post installation report.

I am more than happy to make arrangements for your landscape architect to review the area but I also think it would be pertinent for the Parish to also undertake a visit as well as they will be managing the open space area and LAP area.

Kind regards

Sean



Snagging Checklist



Project: The Moor Play Area, Melbourn, Royston, SG8 6ED

Post Installation Inspection – Findings

Page No	Findings Information Section of Report	Action	Risk
10 of 18	Fence The corner sections have not been secured	No action from PFL	Low
11 of 18	Dragonfly The planting forms a hard object within the falling space of the equipment in contravention of the requirements of BS EN1176 Part 1 (distance required 1.5m and provided 0.9m)	No action from PFL	Very Low
12 of 18	Embankment Slide The edges of the grass mat surface have not been installed in accordance with the API code of practise	Tuck in edges of grass mats to remove trip hazards Completed	Low
13 of 18	Mini Basket Swing The seat clearance from finished surface level to the underside of the seat is too low at 60mm when measured in its most onerous position and does not meet the requirements of BS EN 1176 part 2	Install seat to a minimum of 400mm Lifted to 360mm Manufacturer install instructions are to 350mm, PFL have installed to manufacturer instructions Completed	Moderate
14 of 18	Mini Basket Swing Swings of this design should have a secondary safety device fitted to prevent collapse of the seat in the event of a joint failure to meet the requirements of BS EN1176 part 2. (this is due to the pivot height being marginally over 1.3m (1.35m) as this requirement is not valid for pivots under 1.3m	No action given the risk assessment Installed to manufacturer instructions	Very Low
15 of 18	Mini Basket Swing The seats are too close to the frame as defined in BS EN 1176 part 2 (required 680mm/provided 390mm)	Installed to manufacturer instructions	Low

Snagging Checklist



16 of 18	Ancillary Items – Site General There is the potential for users to impact the tree during falls from the mound	Refer to the designer	Low
17 of 18	Ancillary Items – General There is a 300mm gap between gate and fence	No action for PFL Refer to the contractor/design	Low
18 of 18	Ancillary Items – Bench The bench tops have not been secured into position The bench is not securely fixed to the surface	Secure Secure bench to the ground Completed	Low



the play inspection company

Post Installation Report

Playground Facilities Ltd

The Moor Play Area

Land East of the Moor, Melbourn, Royston, SG8 6ED



API Associate

Unit 5, Glenmore Business Park, Blackhill Road, Poole, Dorset, BH16 6NL
t- 01202 590675 e- info@playinspections.co.uk

www.playinspections.co.uk



RPII Inspection Methodology

This document outlines the RPII position on inspections undertaken by the Inspectors listed on the RPII Register of Inspectors for Indoor Annual, Outdoor Annual, Outdoor Operational and Outdoor Routine.

Inspections are undertaken with reference to the standards listed in this preamble only; where no date for the standard is given it the date of the standard will be that current at the time of inspection with the exception of where overlap periods are granted by the standards committee when standards are updated. The information contained in reports is provided to assist the owner/operator in fulfilling their responsibilities as detailed in the relevant standard. Other standards referenced within the listed standards do not form part of the inspection.

The following standards are relevant to all installations of equipment that are publicly accessible to users; this would include public parks, pay and play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks etc. All equipment used or employed in publicly accessible areas should meet with the requirements of the relevant standards (listed below);

BS EN 1176 Parts 1, 2, 3, 4, 5, 6, 10 & 11 Playground equipment intended for permanent installation outdoors & indoors.

BS EN 1176 Part 7 - 'Guidance on Installation, Inspection, Maintenance and Operation' (this document gives guidance to the owners/operators of the facility on the installation, inspection, maintenance and operation of playground equipment, including ancillary items).

Domestic play equipment falls outside of the scope of BS EN 1176 and has its own standard (BS EN 71 – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report but any comments concerning compliance within the inspection will still refer to BS EN 1176.

Other equipment that is not clearly identified as unsupervised or domestic (natural play, self-build equipment etc.) will be assessed for compliance with the relevant standard listed below:

BS EN 15312 - Free access multi-sports equipment

BS EN 14974 - Skateparks

BS EN 16630 - Permanently installed outdoor fitness equipment

BS EN 16899 - Parkour equipment (plus RPII/API guidance notes)

Annual and Post Installation inspections will take into consideration compliance with current standards and defects related to wear and vandalism. Items not listed in the report have not been included in the inspection. The inspection will cover the playground equipment and the active area up to 3.0 metres around, or the fence line if closer.

Operational inspections only take into consideration defects related to wear and vandalism. Routine visual inspections (if undertaken) relate only to the most obvious defects such as broken or missing parts, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).

The inspection is non-dismantling, non-destructive and does not include for any structural, toxicology or impact assessments defined in the standard; however, the inspector will undertake a manual test for stability and if equipment fails under manual load, or any other hazard is identified as an unacceptable risk, the owner/operator will be notified as soon as practicably possible.

The inspector will access all standing surfaces as necessary on the equipment and assess all parts up to 2.5m above the standing surface. Where it is not possible to access parts of the equipment without employing an alternative means of access the report will record the action required by the owner/operator to ensure the continued safe use of the equipment. Ancillary equipment will be assessed using the inspector's knowledge and experience of the standards named in this document to ensure as far as is reasonably practicable the continued safe use of the items concerned. The owner/operator is responsible for the overall safety of the equipment and area. Inspectors who are trained to use ladders may use them where it is safe to do so, but if members of the public are present on-site ladders may not be used to access the equipment.

The inspector will not undertake any of the following works unless specifically agreed in writing at the time of order:

Checking the depth and underlying structural integrity of any surface areas and/or carrying out any testing of impact absorbing properties of any surfaces. The identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection or the inspection of any equipment (or part thereof) that is underground. Tightening any bolts, hinges or other fixing devices on any apparatus or equipment. Assessing or inspecting any electrical installations contained on any site and/or apparatus and/or equipment. Assessing or inspecting any water supplies and/or water features and/or any associated computerised systems (including carrying out any programming).

Where planting or trees are mentioned in the report no aboricultural or horticultural assessments of toxicity, suitability or condition are undertaken; the owner/operator should have suitable inspections provided by a competent person.

The owner/operator should have a 'design risk assessment' provided by the manufacturer/designer of the area for the equipment and location in which the facility is installed.

The operator is responsible for managing risks of their provision and is required by law to carry out a 'suitable and sufficient assessment' of the risks associated with a site or activity and this inspection shall be considered as contributing to the operator's discharge of this responsibility.

The details contained within the report are a snapshot of the condition at the time of inspection only and subsequent events may affect the condition of the facility. Suggested remedial actions are based on the knowledge and experience of the inspector and/ or that of the inspection company. The owner/operator should seek the advice of the manufacturer or a competent person at all times when undertaking repairs and/or modifications to equipment.

A full copy of the Play Inspection Company Ltd. Terms & Conditions is available on our website (www.playinspections.co.uk)

Table 1

The operator is responsible for following the guidance of the relevant standards. The standards give guidance on the installation, inspection, maintenance and operation of the various types of facilities. The inspection guidance is listed in Table 1, with an indication of which parts will be included in an RPII Annual or Post-Installation Inspection. The relevant standards also contain additional parts which the operator should follow.

Inspection recommendations of relevant standards Refer to relevant standards for full text	Annual Main	RPII Annual Outdoor/ Fully enclosed Inspection
6.1 d) Overall levels of safety of equipment (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of foundations (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of playing surfaces (see note 2)	✓	✓ [2]
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	✓	✓ [3]
6.1 d) Effects of weather	✓	✓
6.1 d) Presence of rot, decay or corrosion (see note 1)	✓	✓ [1]
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	✓	✓ [4]
6.1 d) Excavation or dismantling/additional measures	✓	✗
6.2.1 Assessment of glass reinforced plastics (see note 5)	✓	✓ [5]
6.2.1 Inspection of one post equipment (see note 1)	✓	✓ [1]
6.2.4 Undertaking the Operators inspection protocol	✓	✗

NB: The clause numbers in table 1 are taken from BS EN 1176 - Part 7:2020. The content is equally applicable to all other relevant standards listed herein. Playgrounds contain a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator's overall Annual Main Inspection as detailed in the relevant standards.

[1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested or with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.


[2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on RPII annual inspections.

[3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment.

[4] The operator should use manufacturer's recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance

[5] Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.

Risk Assessment Matrix

			Scores in the report are multiplication factors of Likelihood x Severity					
			Severity>>					
Likelihood	Very High probability, if the situation is not addressed an accident is almost certain.	5	Very High	VL (5)	L (10)	M (15)	H (20)	VH (25)
	High probability an accident is probable without any added factor.	4	High	VL (4)	L (8)	M (12)	H (16)	H (20)
	Moderate probability an incident is foreseeable.	3	Moderate	VL (3)	L (6)	L (9)	M (12)	M (15)
	Some probability, requires a combination of factors to take place.	2	Low	VL (2)	VL (4)	L (6)	L (8)	L (10)
	No significant probability; lightning strike, freak accident.	1	Very Low	VL (1)	VL (2)	VL (3)	VL (4)	VL (5)
				Very Low	Low	Moderate	High	Very High
				1	2	3	4	5
				No injury likely e.g. damaged or soiled clothing, minor bruising, grazes	Minor injury, laceration or bruising requiring first aid only	Injury requiring medical intervention e.g. cuts requiring stitches	Serious injury including concussions or fracture of long bones	Severe injury involving a potential life changing injury or fatality
				Severity>>				
Note 1: The total risk scores included within our reports are a multiplication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).								
Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.								

Equipment has been assessed to the following standards where relevant:

BS EN 1176 Parts 1-11 (Playground equipment and surfacing)
 BS EN 14974 (Facilities for users of roller sports equipment)
 BS EN 15312 (Free access multi-sports equipment)
 BS EN 16899 (Parkour Equipment)
 BS EN 16630 (Outdoor Fitness Equipment).

The Moor Play Area

Inspection Ref: 1552746

Site Ref: 80729

Inspected: 10-January-2022 - 11:55 by Alan Lingley RPII Annual Inspector

Risk Assessment: 12 Moderate Risk



Location:

The site is located in an area of public open space and is overlooked by a number of properties in the local community.

Disabled Access:

Some accessible features; an area that presents difficulties to the majority of people with disabilities but in favourable circumstances and certainly in partnership can be accessed.

4 - Very Low Risk

Item: Gate - Self Closing
Manufacturer: Not Identified
Surface Type: Tarmac
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

This item is satisfactory - no work required -

8 - Low Risk

Item: Fencing - Post & Rail
Manufacturer: Not Identified
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

The corner sections have not been secured - Refer to the contractor

5 - Very Low Risk

Item: Wetpour Animal
Manufacturer: Hand Made Places
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes

Total Findings: 2



Finding 1

The tree forms a hard object within the falling space of the equipment in contravention of the requirements of BS EN 1176 Part 1 (Distance required 1.50m / Provided 1.02m) - Refer to the contractor / designer

Finding 2

The planting forms a hard object within the falling space of the equipment in contravention of the requirements of BS EN 1176 Part 1 (Distance required 1.50m / Provided 0.92m) - Refer to the contractor / designer

8 - Low Risk

Item: Embankment Slide
Manufacturer: KBT
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes

Total Findings: 1



Finding 1

The edges of the grass mat surface have not been installed in accordance with the API Code of Practice - Tuck in edges of grass mat to remove trip hazards

12 - Moderate Risk

Item: Mini Basket Swing
Manufacturer: Playequip
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes

Total Findings: 3



Finding 1

The seat clearance from finished surface level to the underside of the seat is too low at 60mm when measured in its most onerous position and does not meet the requirements of BS EN 1176 Part 2 - Install seats to a minimum height of 400mm for Group Swing Seats

Finding 2

Swings of this design should have a secondary safety device fitted to prevent collapse of the seat in the event of a joint failure to meet the requirements of BS EN 1176 Part 2. NOTE - this is due to the pivot height being marginally over 1.30m (1.35m) as this requirement is not valid for pivots under 1.30m - No action given the risk assessment

Finding 3

The seats are too close to the frame as defined in BS EN 1176 Part 2; (Required 608mm / Provided 390mm) - Refer to the manufacturer

8 - Low Risk

Item: Site General
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 2



Finding 1

There is the potential for users to impact the tree during falls from the mound - Refer to the designer

Finding 2

There is a 300mm gap between gate and fence - Refer to the contractor / designer

4 - Very Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Soil
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

This item is satisfactory - no work required -

8 - Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 2



Finding 1

The bench tops have not been secured into position -
Secure

Finding 2

The bench is not securely fixed to the surface - Secure the
bench to the ground

Findings information

8 - Low Risk (Finding 1)

Item: Fences - Fencing - Post & Rail
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: N/A



Finding: The corner sections have not been secured

Action: Refer to the contractor

i 5 - Very Low Risk (Finding 1)

Item: Other - Wetspour Animal
Manufacturer: Hand Made Places

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The tree forms a hard object within the falling space of the equipment in contravention of the requirements of BS EN 1176 Part 1 (Distance required 1.50m / Provided 1.02m)

Action: Refer to the contractor / designer

i 5 - Very Low Risk (Finding 2)

Item: Other - Wetspour Animal
Manufacturer: Hand Made Places

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The planting forms a hard object within the falling space of the equipment in contravention of the requirements of BS EN 1176 Part 1 (Distance required 1.50m / Provided 0.92m)

Action: Refer to the contractor / designer

i 8 - Low Risk (Finding 1)

Item: Other - Embankment Slide
Manufacturer: KBT

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The edges of the grass mat surface have not been installed in accordance with the API Code of Practice
Action: Tuck in edges of grass mat to remove trip hazards

! 12 - Moderate Risk (Finding 1)

Item: Swings - Mini Basket Swing
Manufacturer: Playequip

Risk Level: M - Moderate Risk
Surface: Grass Matrix Tiles



Finding: The seat clearance from finished surface level to the underside of the seat is too low at 60mm when measured in its most onerous position and does not meet the requirements of BS EN 1176 Part 2

Action: Install seats to a minimum height of 400mm for Group Swing Seats

i 5 - Very Low Risk (Finding 2)

Item: Swings - Mini Basket Swing
Manufacturer: Playequip

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: Swings of this design should have a secondary safety device fitted to prevent collapse of the seat in the event of a joint failure to meet the requirements of BS EN 1176 Part 2. NOTE - this is due to the pivot height being marginally over 1.30m (1.35m) as this requirement is not valid for pivots under 1.30m

Action: No action given the risk assessment

i 8 - Low Risk (Finding 3)

Item: Swings - Mini Basket Swing
Manufacturer: Playequip

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The seats are too close to the frame as defined in BS EN 1176 Part 2; (Required 608mm / Provided 390mm)
Action: Refer to the manufacturer

i 8 - Low Risk (Finding 1)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: There is the potential for users to impact the tree during falls from the mound

Action: Refer to the designer

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: There is a 300mm gap between gate and fence

Action: Refer to the contractor / designer

i 8 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The bench tops have not been secured into position

Action: Secure

i 8 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The bench is not securely fixed to the surface

Action: Secure the bench to the ground