



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

28 August 2025



S25/1268

Proposal:	Use of the existing basketball court as a skate park
Location:	Wyndham Park, Avenue Road, Grantham
Applicant:	South Kesteven District Council
Agent:	
Application Type:	Lawful Development Certificate for a Proposed Use or Development
Reason for Referral to Committee:	South Kesteven District Council are the applicant
Key Issues:	Compliance with Permitted Development Legislation (Part 12, Class A of the GDPO)
Technical Documents:	

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Vincent's

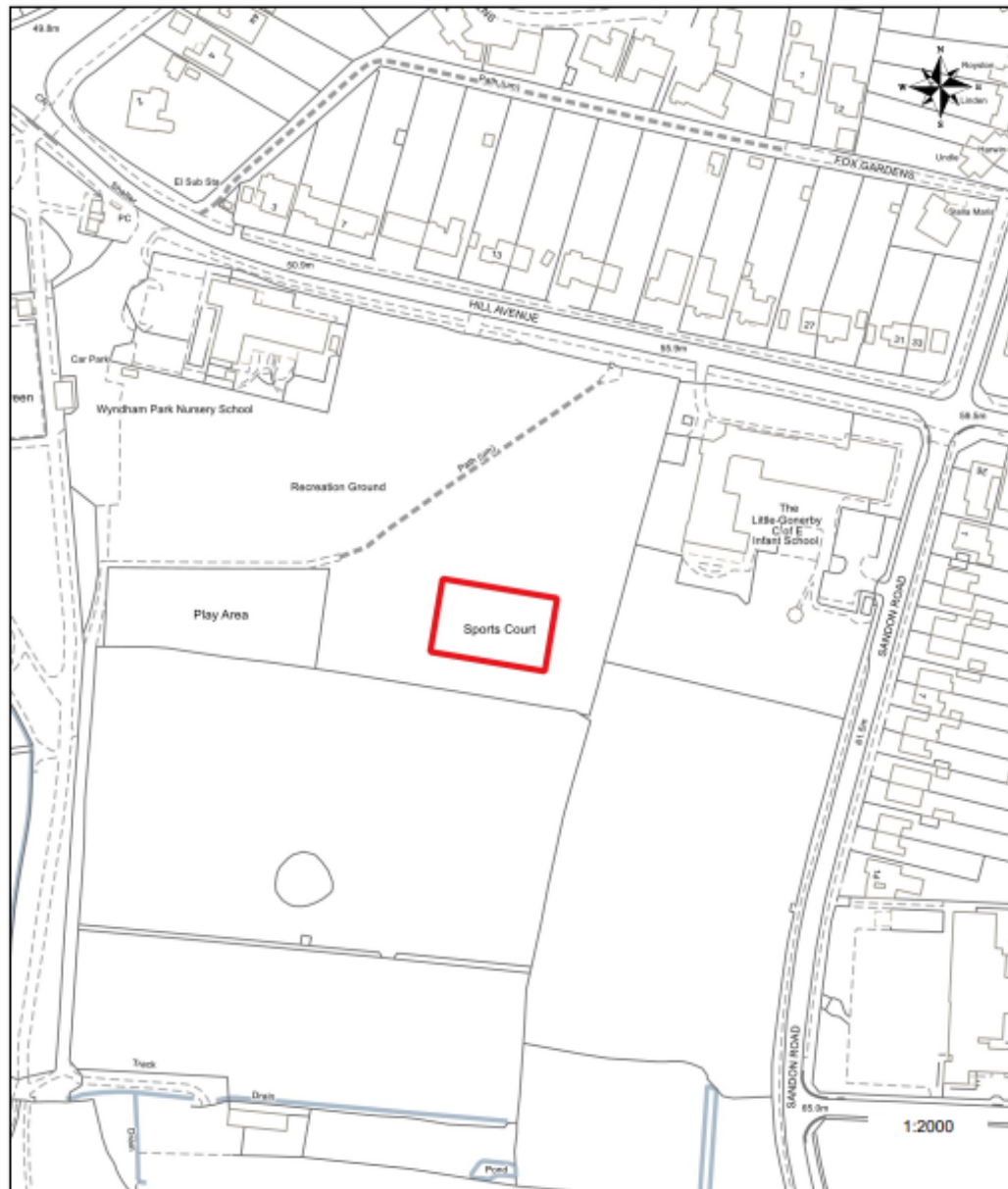
Reviewed by:

Adam Murray – Principal Development Management Planner

15 August 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT the Lawful Development Certificate



1 Description of Site

- 1.1 The application site is an existing sports court located at Wyndham Park. The court is located to the south of Hill Avenue, on land in between Wyndham Park Nursery School and Little Gonerby C of E Infants School.

2 Description of Proposal

- 2.1 The application is for a Lawful Development Certificate for a proposed use of the site as a skate park. The works include the removal of the existing Multi Use Games Area (MUGA) Goals. The existing concrete surface cracks would be filled and smoothed to create a suitable surface for wheeled sports to create a safe skate park. Galvanised steel skate ramps would be created on the existing surface, which measures 39m x 25m (975sqm) to allow wheeled sports such as rollerblading, biking, skateboarding and scooting. There would be approximately 10no. pieces of equipment installed, none of which would have a height exceeding 3m. Additional 1m high fencing would be placed around the site area to ensure the safety and reduces the risk of younger children running into the site where wheeled sports are taking place. Following installation, the skate park would be open at all hours to access and use.

3 Policy Policies and Documents

- 3.1 **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**
- 3.2 Schedule 2 – Part 12 – Class A – Development by local authorities

4 Evaluation

- 4.1.1 The proposal is by South Kesteven District Council for the proposed use of an existing sports court as a skate park, and as such falls to be assessed against the criteria as set out in Class A, of Schedule 2 Part 12 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4.1.2 Part 12, Class A – Development by local Authorities
- 4.1.3 Permitted Development
- A. The erection or construction and the maintenance, improvement or other alteration by or on behalf of a local authority or by or on behalf of an urban development corporation of—
 - (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- 4.1.4 The land is within the ownership of South Kesteven District Council and is maintained by them for the purposes of the land operating as a public recreational park. Land Use Class F2 of the Use Classes Order 1987 which includes an area or place for outdoor sports or recreation.
- (b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles,

electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

4.1.5 The proposal is for the works including the installation of 10no. skate ramps, installation of a means of enclosure and resurfacing works which are considered to be works required in connection with the operation of the land in order for its use for outdoor sports or recreation, which in this instance would be a public skate park.

4.1.6 Interpretation of Class A

A.1 For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)¹²⁴ .

Not Applicable

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

4.1.7 The works and equipment would not exceed 4 metres in height or 200 cubic metres in capacity.

5 Conclusion

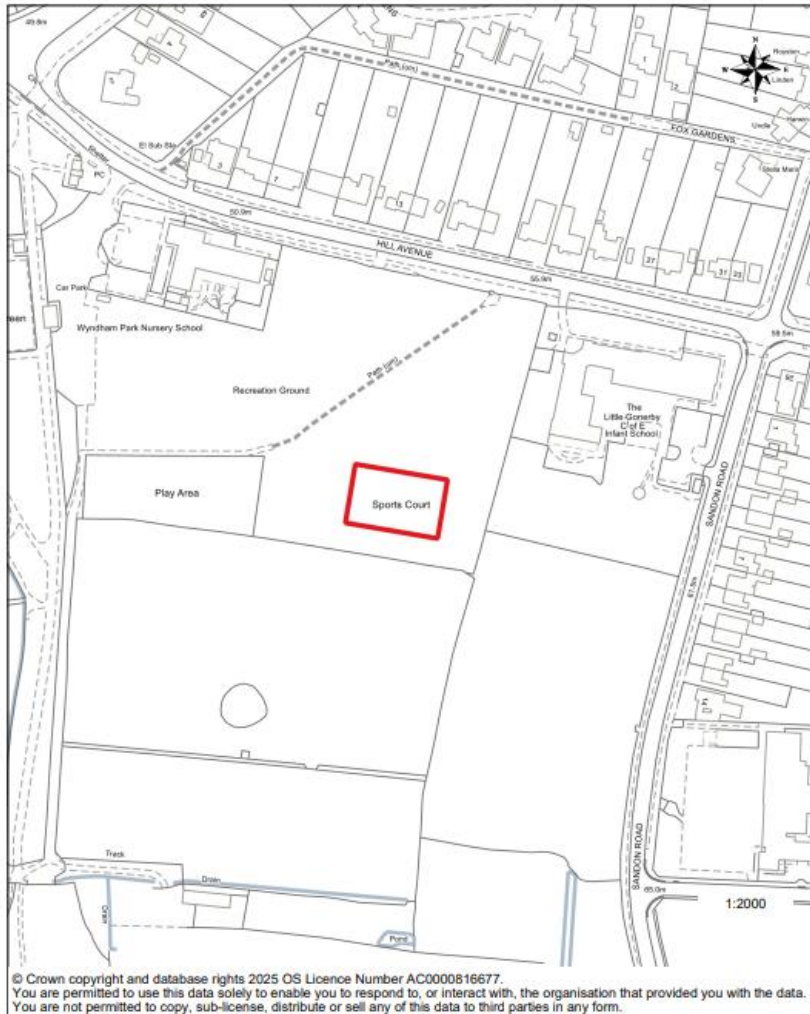
5.1 The planning history of the site was investigated and permitted development rights had not been removed by any previous permissions

5.2 The proposal would not result in the change of use of the land as an area or place for outdoor sports or recreation (Use Class F2 of the Use Classes Order 1987 (as amended)). The proposed works to not exceed the limits in paragraph A (a) and (b).

6 Recommendation

To authorise the Assistant Director – Planning & Growth to GRANT a Lawful Development Certificate for the proposed works.

Proposed Site Plan



3D Image - Skate Ramps

