

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 20 November 2013

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APPLICATION REF. NO:	13/00811/FUL
STATUTORY DECISION DATE:	02/12/13
WARD/PARISH:	Haughton North - Darlington
LOCATION:	ASDA Supermarket, Whinbush Way, Darlington.
DESCRIPTION:	Installation of Lorry Dock Shelter.
APPLICANT:	HB Projects Ltd. on behalf of ASDA

APPLICATION AND SITE DESCRIPTION

This proposal relates to the erection of a black rubber lorry dock shelter curtain around the existing lorry dock facility to the rear of ASDA store.

The ASDA store is located within a residential area to the north of Darlington occupying a prominent location on the corner of Whinbush Way and Whinfield Road.

The proposed docking curtain is intended to protect lorries and their cargos from the outside elements when unloading of the lorries is taking place.

The new structure will consist of black rubber curtains set onto a steel framework. The structure will be some four metres high and three metres wide. It will take the form of an arch to permit lorries to reverse through it and into the warehouse behind.

PLANNING HISTORY

There have been a number of other applications submitted over the years relating to extensions, air conditioning units and advertisements etc but are not directly relevant to the current application.

PLANNING POLICY BACKGROUND

Darlington Local Development Framework – Core Strategy Policy CS16 : Protecting Environmental Resources, Human Health and Safety.

RESULTS OF CONSULTATION AND PUBLICITY

A site notice was posted and local residents consulted. Six local residents have objected raising the following issues :

- Proposal will increase noise problems.
- Increased light pollution will occur.
- Dock will appear as an eyesore.
- Dock will restrict lorry movement space and so increase disturbance to local residents.

Highways Officer – No objections.

Environmental Health Officer – No objections.

PLANNING ISSUES

The main planning issue relating to this application is the impact the proposals will have on the amenities of local residents by virtue of noise and, visual intrusion.

The docking area already exists to the rear of the main building. Lorries regularly manoeuvre in this area and reverse into the dock to unload. The proposed structure comprises a steel framework attached to the front of the existing canopy with a rubber sleeve within, through which lorries will reverse as is the case now. The rubber sleeve/curtain will protect the unloading process from weather and may have the effect of shielding internal noise from nearby residents.

Visually the structure will appear as an addition to the existing large building and will not dominate or intrude to such an extent as to cause material harm to local residents. No additional external lighting is indicated on the plans.

The new structure will not create more noise as lorries already use this area for deliveries, nor will it occupy space within the service yard that would further restrict vehicle movements.

In view of the above therefore it is considered that the proposal will not impact on local residents or the locality in general and is acceptable in planning terms.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

RECOMMENDATION

That Planning Permission be granted with the following conditions:

1. A3 – Time limit
2. B5 – Accordance with plans