

## PLANNING APPLICATIONS COMMITTEE

29 January 2014

**PRESENT** – The Mayor (Councillor Johnson); Councillor Regan (in the Chair); Councillors Lee, Long, D A Lyonette, Macnab, Stenson and J Taylor. (8)

**APOLOGIES** – Councillors Baldwin, Cartwright, Cossins, L Haszeldine and Knowles. (5)

### **ALSO IN ATTENDANCE** –

**OFFICERS** – Roy Merrett, Development Manager, Paul Ibbertson, Engineer within Services for Place and Andrew Errington, Lawyer (Planning) within the Resources Group. (3)

**PA66. DECLARATIONS OF INTEREST** – There were no declarations of interest reported.

**PA67. PROCEDURE** – The Borough Solicitor's representative gave a short presentation which outlined the procedure to be followed during consideration of the applications for planning permission before this Committee.

**RESOLVED** – That the procedure be noted.

**NOTE - APPLICATIONS FOR PLANNING PERMISSION** – The following standard conditions are referred to in those Minutes granting permission :-

| <b>Code No.</b> | <b>Conditions</b>  |
|-----------------|--|
| A3              | Implementation Limit (Three Years)<br>The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission.<br><b>Reason</b> - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.   |
| B5              | The proposed development shall be carried out in all respects in accordance with the proposals contained in the application and the plans submitted therewith and approved by the Local Planning Authority, or as shall have been otherwise agreed in writing by the Local Planning Authority.<br><b>Reason</b> - To ensure the development is carried out in accordance with the planning permission. |

## **PA68. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION**

### **(1) Planning Permission Granted**

**13/00862/FUL - Skerne Park Academy, The Coleridge Centre, Coleridge Gardens, Darlington.** Erection of extension to existing school building to provide 3 No. additional classrooms, new small hall, community changing facilities, four court sports hall and other ancillary accommodation and circulation space (amended description).

In his presentation to the Committee, the Development Manager clarified the overall height of the proposed sports hall to be 9.3 metres, and referred to the sectional and sun path information regarding the relationship between the proposed development and existing dwellings on Eden Crescent. It was confirmed that Sport England had stated that it would object to the siting of the sports hall further to the north of where it was proposed, on the grounds that the playing field area would be compromised.

(In reaching its decision, the Committee took into consideration a number of objections and the comments of the Highways Officer, the Environmental Health Officer and Sport England, all of which had been received and the views of the applicant's agent, the applicant, and two objectors who spoke on the behalf of a number of residents, both of whom Members heard).

**RESOLVED** - That planning permission be granted subject to the following conditions :-

1. A3 Implementation Limit (3 years).
2. B5 Detailed application (Accordance with Plans).
3. Unless otherwise agreed in writing by the Local Planning Authority the development hereby approved shall achieve a minimum of 10% of its energy needs from decentralised and renewable or low carbon sources.  
**Reason** – In order that the development meets the requirements for decentralised and renewable or low carbon sources of energy in accordance with Policy CS3 of the Darlington Core Strategy Development Plan Document 2011.
4. Unless otherwise agreed in writing by the Local Planning Authority the development hereby approved shall meet as a minimum BREEAM 2011 'very good' rating.  
**Reason** – In order that the development meets the requirements for BREEAM 2011 standards in accordance with Policy CS2 of the Darlington Core Strategy Development Plan Document 2011.
5. Prior to the development hereby approved being commenced a Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall include details of designating and signing construction vehicle and plant routes, warning signage, construction phase proposals and keeping public roads clear of all construction debris. The construction phase proposals should also highlight how the day to day operation of the school will be kept separate from the construction traffic. Thereafter the development shall be carried out in complete accordance with the approved management plan.  
**Reason** - In order to protect highway safety and residential amenity.
6. Prior to the development hereby approved being commenced, precise details of additional secure cycle parking and storage details shall be submitted and approved in writing by the Local Planning Authority. The details shall include the

number, location and design of the cycle stands and the development shall not be carried out otherwise than in complete accordance with the approved details.

**Reason** – To ensure that the adequate secure covered cycle parking provision is made.

7. Unless otherwise agreed in writing by the Local Planning Authority, the sports hall hereby approved shall not be used for external community use outside the hours of 9:00 to 21:00.

**Reason** – In the interests of residential amenity.

8. Use of the sports hall and changing accommodation shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to sports hall, and changing accommodation and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

**Reason** - To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Policy CS18 (Promoting Quality, Accessible Sport and Recreation Facilities) of the Darlington Core Strategy Development Plan Document 2011.

9. Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until details of any additional security lights to be installed on the extension hereby permitted or the existing car park have been submitted to and approved in writing by the Local Planning Authority, thereafter the permission shall only be implemented in accordance with the approved details.

**Reason** – in the interests of residential amenity.