

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 19 November 2008**

**Page**

---

<b>APPLICATION REF. NO:</b>	<b>04/01428/RM1</b>
<b>STATUTORY DECISION DATE:</b>	<b>5 December 2008</b>
<b>WARD/PARISH:</b>	<b>Middleton St George</b>
<b>LOCATION:</b>	<b>Proposed Business Park (DTVA Ltd) Durham Tees Valley Airport, Middleton St George, Darlington.</b>
<b>DESCRIPTION:</b>	<b>Details of access, appearance, landscaping, layout and scale for hotel development, pursuant to outline planning permission 04/01428/OUTE dated 21 February 2007 for development of site to provide a business park comprising up to 18,600 m2 (use class B1), 4,200 m2 100 bed hotel (use class C1) and 560 m2 public house/restaurant (use class A3) associated car parking and structural landscaping, land at Durham Tees Valley Airport, Middleton St George, Darlington</b>
<b>APPLICANT:</b>	<b>Durham Tees Valley Airport Limited</b>

---

**APPLICATION AND SITE DESCRIPTION**

This is a reserved matters application for the hotel element of an outline planning permission (04/01428/OUTE) for a business park development at Durham Tees Valley Airport.

The site is situated on the eastern side of the main airport access road to the north of the main airport car park. To the west beyond a number of intervening fields lies the Oak Tree residential estate. An area of undeveloped land within the airport complex is located to the east, which is separated from the site by mature trees and hedging. Situated to the north is a further undeveloped area of land, which is identified in the outline planning permission for an associated car parking area for the public house/restaurant.

The site comprises an area of land some 0.8 hectares in area, is rectangular in shape and relatively flat.

The application proposes the erection of a 100-bedroom hotel, three storey in height. It would be of an L shaped form measuring some 67m in length, 36m in width and 14.6m in height.

Vehicular access would be directly off the airport access road to the south of the hotel building.

106 car parking spaces are provided 5 of which are for persons with disabilities. Provision is also made for covered cycle parking.

A supporting Transport Statement is submitted with the application

## **PLANNING HISTORY**

The only history relating to this site is the outline planning permission for the business park.

## **PLANNING POLICY BACKGROUND**

The following policies of the Darlington Borough Local Plan 1997 are relevant:-

- E14 - Landscaping of Development
- E29 - The Setting of New Development
- E46 - Safety and Security
- H15- The Amenity of Residential Areas
- R1 - Designing for All
- R2 - Access for People with Disabilities
- T24 - Parking and Servicing Requirements for New Development
- T31 - New Development and Public Transport
- T39 – Conditions for Pedestrians

## **RESULTS OF CONSULTATION AND PUBLICITY**

**Middleton St George Parish Council** has no objection to the scheme subject to a Section 106 legal agreement requiring the applicant to contribute to the provision of air monitoring equipment and its maintenance to the Council to air quality at the airport.

## **PLANNING ISSUES**

The main issues to be considered in the determination of this application are: -

- Design and appearance
- Residential Amenity
- Highway Matters
- Other Matters

### **Design and Appearance**

The proposed buildings would be three storey in height and of a contemporary design incorporating a curved roof with lattice feature. The main entrance to the building is situated at the rear adjacent to the car park. The external walls of the building would primarily be of metal flat cladding in light blue and silver with high level grey coloured cladding below the roofline. The roof itself would be of metal construction with a Merlin grey finish.

Both the Council's urban design officer and transport policy officer have raised concerns over the lack of a frontage entrance into the building, which would provide a more convenient means

of access for pedestrians. However the applicant has stated that to achieve this would involve a radical revision to the internal arrangements on the ground floor and therefore has expressed a reluctance to modify the scheme to accommodate this request.

Nevertheless, in terms of its scale and massing and appearance the proposed building is considered acceptable in this location and would not cause any detriment to the visual amenities of the locality.

### **Residential Amenity**

The hotel scheme would be sited approximately 100m from the nearest dwellings, located to the west on the Oak Tree residential estate. The building would be screened to a large degree by substantial tree planting close to these properties and also by an existing building complex at Oak Tree Farm immediately to the north of the tree planting. Given this context it is unlikely that there would be any significant impact on the amenities enjoyed by occupiers of those dwellings.

### **Highway Matters**

The Council's Highway Engineer has raised no objections to the proposal on highway or other traffic grounds. The level of car parking provision is considered acceptable.

### **Other Matters**

The matter raised by the Parish Council regarding a contribution to air monitoring equipment for the airport cannot be considered at reserved matters stage. The opportunity to consider such a requirement has to be addressed when considering the principle of the development in its initial stages, in this instance when the outline application was submitted. It also has to be necessary and relevant to the development itself and that was not considered to be the case with the development proposed.

Members may wish to note that under the Section 106 Agreement attached to the recent grant of planning permission (Ref:04/01427/FULE) for the extension of the airport terminal building and landside/airside facilities, the owner of the airport is required to establish an agreed programme of air quality monitoring of aircraft pollutants. The results of which are to be provided to the Council and any problems revealed by the results associated with the operation of the airport are to be mitigated by the owners as far as is reasonably practicable in accordance with measures agreed with Environmental Health Officers.

### **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.

### **CONCLUSION**

The scale, layout and appearance of the development is considered acceptable and will not harm the visual amenities of the area. The development has no significant impacts in terms of loss of daylight or sunlight to adjoining dwellings and maintains adequate levels of privacy. The application is not considered to raise any issues in relation to car parking provision, highway

safety or crime prevention Consequently it is considered that there are no material reasons to withhold a grant of planning permission.

## **RECOMMENDATION**

THAT RESERVED MATTERS RELATING TO ACCESS, APPEARANCE, LANDSCAPING LAYOUT AND SCALE FOR HOTEL DEVELOPMENT PURSUANT TO OUTLINE PLANNING PERMISSION 04/01428/OUTE FOR DEVELOPMENT OF SITE TO PROVIDE A BUSINESS PARK COMPRISING UP TO 18,600 SQM (USE CLASS B1), 4,200 SQM 100 BED HOTEL (USE CLASS C1) AND 560 SQM PUBLIC HOUSE/RESTAURANT (USE CLASS A3) ASSOCIATED CAR PARKING AND STRUCURAL LANDSCAPING BE APPROVED.

## **SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION**

The scale, layout and appearance of the development is considered acceptable and will not harm visual amenities of the area. The development has no significant impacts in terms of loss of daylight or sunlight to adjoining dwellings and maintains adequate levels of privacy. The application is not considered to raise any issues in relation to car parking provision, highway safety or crime prevention. Therefore the proposed development is considered to comply with the policies in the development set out below: -

### **Borough of Darlington Local Plan 1997**

E14 - Landscaping of Development  
E29 - The Setting of New Development  
E46 - Safety and Security  
H15- The Amenity of Residential Areas  
R1 - Designing for All  
R2 - Access for People with Disabilities  
T24 - Parking and Servicing Requirements for New Development  
T31 - New Development and Public Transport  
T39 – Conditions for Pedestrians

## **INFORMATIVES**

- 1) The applicant is advised that works are required within the public highway, to construct new access and associated works, and this will need to be the subject of a highway agreement. Contact must be made with the Assistant Director; Highways and Engineering (contact Mr. A. Hush 01325 388757) in this regard.
- 2) The applicant is advised that contact must be made with the Assistant Director; Highways and Engineering (contact Ms. P.Goodwill 01325 388760) to discuss naming and numbering of the Development.