

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 30 April 2008

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APPLICATION REF. NO:	08/00138/DC
STATUTORY DECISION DATE:	3 May 2008
WARD/PARISH:	COCKERTON WEST
LOCATION:	Branksome Comprehensive School, Eggleston View, Darlington, DL3 9SH
DESCRIPTION:	Erection of 2 No. cycle storage shelters to accommodate 60 cycles
APPLICANT:	DIRECTOR OF CORPORATE SERVICES

APPLICATION AND SITE DESCRIPTION

The site consists of a large comprehensive school located within its own grounds with its frontage facing onto Eggleston View

This application is submitted under Regulation 3 of the Town and Country Planning General Regulations 1992 and seeks to erect 2 cycle shelters in a linear fashion on the front curtilage of the school facing north onto Eggleston View, part of the residential area that serves the school. Construction will consist of curved galvanised metal frames with Perspex sheeting to the side and the rear. Access to the shelter will be via the school gates only

PLANNING HISTORY

None relevant.

PLANNING POLICY BACKGROUND

The relevant policies within the Borough of Darlington Local Plan are:

- E2 Development Limits
- E3 Protection of Open Land
- E28 Surface Water and Development
- E29 The Setting of New Development
- E46 Safety and Security
- H15 The Amenity of Residential Areas
- T38 Public Cycle Parking

RESULTS OF CONSULTATION AND PUBLICITY

Highways: no objections

Neighbours: no observations received

PLANNING ISSUES

Darlington is the only highway authority in England to have received funding, as both a Sustainable Travel and Cycling Demonstration Town. The aim of the Council is to encourage as many people as possible to be more creative about their travel choices. Much of this work is carried out through work with schools and it is vital that schools have adequate capacity to accommodate the bicycles of children that wish to cycle to school. Since 2004 cycling to school as the usual mode of transport has increased from 0.9% to 4.5% of trips across all schools in the borough.

By providing the new cycle facilities more pupils will be able to cycle to school with the knowledge that their bike will be parked in a secure place. As a result more pupils will be encouraged to cycle to school.

The main issues to be considered here are whether or not the development is acceptable in the following terms:

- Planning Policy
- Residential Amenity
- Visual Appearance and Character of the Area
- Highway Matters

Planning Policy

The application site Policy E3 (Protection of Open Land) of the Borough of Darlington Local Plan is a criteria based policy that requires due regard to be had to the maintenance and enhancement of the usefulness, appearance and nature conservation interest of any open land within the borough. The policy goes on to state that any development that inflicts material harm on, inter alia, the visual relief provided by such areas; the character and appearance of the locality through loss of open spaces and greenery; facilities for organised sports, formal or informal recreation which contribute to meet other objectives of the development plan; internal continuity, linkages and nature conservation interests, will not be granted.

The development is considered to be acceptable in principle, subject to detailed matters of development control, which are considered in the remaining sections of this report.

Residential Amenity

The building would be sited on land within the front curtilage of the school facing onto dwellings in Eggleston View. The buildings will be visible from the dwellings but be approximately 5 metres from the boundary fencing, and would be seen as a low level building against the backdrop of the more dominant school buildings beyond. The proposal would therefore not be prominent within the overall context of the site and it is constructed from materials, which will minimise its visual impact. On balance, it is considered that the proposal will not have a detrimental impact on the residential amenities of the neighbouring dwellings.

Visual Appearance

The proposed structures would remain prominent within the local landscape and remain subordinate when viewed in conjunction with the existing school buildings.

Highway Matters

No highway objections have been raised.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The proposed development has 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. The proposed development does not give rise to crime and disorder issues.

CONCLUSION

The proposal is part of the Council's programme to encourage as many people as possible to be more creative about their travel choices and to provide a secure area for cycle parking within the school grounds. The development does not raise any residential amenity, highway safety or crime prevention issues and it would comply with the following polices within the Borough of Darlington Local Plan 1997:

- E2 Development Limits
- E3 Protection of Open Land
- E28 Surface Water and Development
- E29 The Setting of New Development
- E46 Safety and Security
- H15 The Amenity of Residential Areas
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RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

- 1) A3 Implementation Limit (Three Years)
- 2) B5 Detailed Drawings (Accordance with Plan)

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

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