

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 6th May 2009

Page

APPLICATION REF. NO: 09/00194/DC

STATUTORY DECISION DATE: 4th June 2009

WARD/PARISH: HAUGHTON EAST

LOCATION: Coombe Drive, Darlington

DESCRIPTION: Erection of replacement feature brick wall including sign

APPLICANT: DIRECTOR OF CORPORATE SERVICES

APPLICATION AND SITE DESCRIPTION

This is a full application under Regulation 3 of the Town and Country Planning General Regulations 1992. Approval is sought for the erection of a replacement brick entrance feature / estate sign to identify the access to the Red Hall housing estate. The feature replaces a similar feature, which was erected in 1999 and partly funded by the residents of Red Hall, and was demolished to make way for the works to the Eastern Transport Corridor.

The wall would be constructed of a mixed red textured facing brick with a tile creasing and brick on edge detail in the same facing brick and would be situated within a wide grass verge at the entrance to the estate at the junction of Coombe Drive / McMullen Road. It would measure some 1.7m wide x 1.1m high.

A Design and Access Statement has been submitted as required by the Regulations.

PLANNING HISTORY

None relevant

PLANNING POLICY BACKGROUND

E29 - The Setting of New Development

E3 – Protection of Open Land

RESULTS OF CONSULTATION AND PUBLICITY

No objections were received from local residents as a result of the notification exercise.

The Council's Highways Officer has been consulted and has raised no objections to the proposed development.

PLANNING ISSUES

The principal issue to be considered is whether the proposal would materially affect the visual amenities of the locality.

It is considered that the proposed development, similar in size and scale to the former entrance feature, would be acceptable in respect of its impact on the visual amenities of the locality and raises no issues in respect of highway safety. The proposal complies with the relevant policies in the Local Plan.

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 proposed development is considered acceptable in this location and will not give rise to conditions prejudicial to local amenity or highway safety. The application does not raise any issues in relation to highway safety or crime prevention and complies with the relevant policies of the development plan, as listed below.

RECOMMENDATION

THAT SUBJECT TO NO OBJECTIONS BEING RECEIVED ON OR BEFORE 8TH MAY 2009, PURSUANT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

Suggested summary of reasons for granting planning permission

The proposed development is considered acceptable in this location and will not give rise to conditions prejudicial to local amenity or highway safety. The application does not raise any issues in relation to highway safety or crime prevention and complies with the relevant policies of the development plan, as listed below.

Borough of Darlington Local Plan (1997)

E29 - The Setting of New Development

E3 – Protection of Open Land