

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 10<sup>th</sup> April 2013**

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<b>APPLICATION REF. NO:</b>	<b>13/00138/CU</b>
<b>STATUTORY DECISION DATE:</b>	<b>20/04/13</b>
<b>WARD/PARISH:</b>	<b>Middleton St George</b>
<b>LOCATION:</b>	<b>Durham Tees Valley Airport, Darlington</b>
<b>DESCRIPTION:</b>	<b>Change use of public airport car park to storage area for caravans, motor homes and cars.</b>
<b>APPLICANT:</b>	<b>Durham Tees Valley Airport Ltd.</b>

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**APPLICATION AND SITE DESCRIPTION**

This is a proposal for a temporary three year permission to change the use of the long stay car park on the perimeter of the airport, to the outside storage of caravans, motor homes and cars. The 1.7 hectare site is estimated to be able to accommodate some 356 vehicles within a floodlit and security fenced area.

The applicants are aware that the existing car park is underused and wish to use the land productively until such time as the airport visitor numbers increase, hence the temporary three year application.

**PLANNING HISTORY**

99/0311	Portable office building	Approved June 1999
03/1008	Reconfiguration of internal roadways	Approved November 2003
04/1427	General works to airfield	Approved January 2008

**PLANNING POLICY BACKGROUND**

**The following planning policies are relevant.**

Borough of Darlington Local Plan – Policy EP9 Teeside Airport Employment Land – North

Borough of Darlington Local Plan Policy T 49 Teeside Airport.

Policy CS1 of the adopted Core Strategy indicates that development at Durham Tees Valley Airport should be for airport related uses.

## RESULTS OF CONSULTATION AND PUBLICITY

A site notice was posted and local residents and businesses consulted.

**The local Ward Councillors** have objected on the following grounds

- Proposal is not related to the airport operation
- The development will discourage other flight operators from using the airport.
- Security may be compromised by the development.

**Two local residents** have commented as follows –

- Security may be compromised by the development.
- Proposal is not related to the airport operation

**Parish Council** – request that conditions be attached to any permission preventing any occupation of the vehicles, restricting the size of the vehicles and restricting maintenance and cleaning of the vehicles.

**Highways Engineer** – No objections.

No other consultees responded.

## PLANNING ISSUES

The main planning issue to consider in relation to this particular proposal is whether it conflicts with planning policy to such a degree that there will be detrimental impacts on the airport sufficient to warrant refusing planning permission.

Policy T49 relates to improvements to access and passenger and freight traffic facilities at the airport. Policy EP9 encourages development that requires a location at or near to the Airport, to the north of the main runway.

Policy CS1 of the adopted Core Strategy indicates that development at Durham Tees Valley Airport should be for airport related uses, but the area to which the strategic policy relates has not yet been defined. The adopted Core Strategy highlights the importance of the Airport to the economic performance of the Tees Valley.

It is proposed to temporarily locate motor vehicles and caravans on the site of the existing long stay car park. This proposal is therefore essentially a similar land use to the existing car park use. The applicants' state that this land is under used and are keen to make productive use of the land until passenger numbers increase at the airport, hence the temporary permission that is being sought.

Officers are of the opinion that whilst this proposal is clearly not strictly in accordance with the three planning policies cited above, the nature of the use and the temporary permission being sought will not materially harm the ongoing work to promote and enhance the operation of the

Airport. Members are asked to note that a full planning permission for storage of this nature which is unrelated to airport activity would normally be unacceptable, in policy terms.

It is considered that security of the airport will not be compromised as a result of the proposed development as the site is already secure and covered by CCTV in relation to the passenger car park use.

Finally, the Parish Council's request for certain conditions to be attached has been noted. Whilst the prevention of residential use of the vehicles whilst parked can be covered by condition, the restriction of vehicle size, cleaning and minor maintenance is considered to be unreasonable in this instance and does not perform any relevant planning function.

### **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. This permission shall be for a temporary period of three years commencing on the date of this Notice.  
Reason – The Local Planning Authority do not consider this development is suitable for this location on a permanent basis in the interests of the promotion and enhancement of the operation of the Airport.
2. B 5 In accordance with plans.
3. There shall be no residential occupation of the caravans or motor homes hereby approved  
Reason – The application site is not considered to be suitable for residential use.

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

It is considered that the development is in accordance with the relevant parts of the Development Plan and National Guidance set out below

Local Plan Policy T49 – Teeside Airport

Local Plan Policy EP9 – Teeside Airport Employment Land – North

Policy CS1 of the adopted Core Strategy indicates that development at Durham Tees Valley Airport should be for airport related uses.