

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 11 March 2009**

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<b>APPLICATION REF. NO:</b>	<b>08/01008/DC</b>
<b>STATUTORY DECISION DATE:</b>	<b>12 March 2009</b>
<b>WARD/PARISH:</b>	<b>EASTBOURNE</b>
<b>LOCATION:</b>	<b>Firthmoor Primary School, Ingleby Moor Crescent</b>
<b>DESCRIPTION:</b>	<b>Erection of metal framed cycle parking shelter</b>
<b>APPLICANT:</b>	<b>Director of Corporate Services</b>

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**APPLICATION AND SITE DESCRIPTION**

This is an application submitted under Regulation 3 of the Town and Country Planning Regulations 1992, which involves the erection of a metal framed cycle parking shelter, to house twenty cycles. The shelter would be sited to the rear of the school building adjacent to the playground.

The shelter would measure 8.5m long; 2.2m wide with an overall height of 2.2m. It is of a curved design with clear opal triple polycarbonate covering and the steel frame would be painted with a green finish.

The application site consists of the main school building and associated car parks and play areas. It is situated within a predominately residential area.

A Design and Access Statement accompanies the application.

**PLANNING HISTORY**

04/00212/DC In April 2004 planning permission was GRANTED for the installation of play equipment, low height fencing, seating and shelters, additional landscaping and improved play facilities

**PLANNING POLICY BACKGROUND**

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

E2 Development Limits

E3	Protection of Open Land
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**

No objections have been received following the consultation exercise with local residents.

### **Sport England**

Sport England have raised no objections to the proposed development as the bike shelter would not protrude into the useable area of playing field to the north.

## **PLANNING ISSUES**

There is currently no provision at the school for cycle storage and by providing the shelter, the number of persons being able to cycle to school will increase. The provision of a cycle storage area would contribute towards meeting the targets of the School Travel Plan 2006 -2011 of providing appropriate infrastructure. The aims of providing the cycle storage are:

- To improve access to education, particularly for those without access to a private car, those with a disability and to those that have the greatest need;
- To provide and promote travel choices to all, in particular to reduce the proportion of car driver trips to and from schools;
- To improve safety and security for all by addressing the real and perceived risks
- To improve the health of the community through increasing levels of sustainable travel

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

- Impact upon the Visual Appearance and Character of the Area;
- Residential Amenity;
- Highway Safety.

### **Visual Appearance**

The proposed single storey cycle shelter would be situated to the rear of the school building on a grassed area adjacent to the existing play area. It would not be out of keeping with the character of the site and the existing school buildings. It would not be visible from any public viewpoints. The proposed development would not have a detrimental impact upon the character of the surrounding area.

### **Residential Amenity**

The nearest residential dwellings are on Burnside Road, which form the western boundary of the school site. The boundary between the rear gardens of these dwellings and the school consists of a wooden fence, approximately 1.8m high. The cycle shelter would be sited approximately 3m from the boundary fence and 17m from the rear of the dwellings. The proposal would not significantly increase any activities from pupils in this section of the school grounds and it is

considered that the siting of the shelter in this location would not have a detrimental impact upon the amenities of the occupiers of the dwellings on Burnside Road.

### **Highway Safety**

The Council's Traffic Manager has raised no objections to the proposed development.

### **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**

There is currently no provision at the school for cycle storage and by providing the shelter, the number of persons being able to cycle to school will increase. The provision of a cycle storage area would also contribute towards meeting the targets of the School Travel Plan 2006 -2011 for providing appropriate infrastructure. The siting and design of the shelter does not raise any residential amenity; visual amenity or highway safety issues. The following policies within the Borough of Darlington Local Plan were considered:

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

### **RECOMMENDATION**

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 AND SUBJECT TO THE FOLLOWING CONDITIONS

- A3
- B5

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

There is currently no provision at the school for cycle storage and by providing the shelter, the number of persons being able to cycle to school will increase. The provision of a cycle storage area would also contribute towards meeting the targets of the School Travel Plan 2006 -2011 for providing appropriate infrastructure. The siting and design of the shelter does not raise any residential amenity; visual amenity or highway safety issues. The following policies within the Borough of Darlington Local Plan were considered:

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T38 Public Cycle Parking