

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 10 February 2010

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APPLICATION REF. NO:	09/00923/DC
STATUTORY DECISION DATE:	23 March 2010
WARD/PARISH:	CENTRAL
LOCATION:	Gurney Pease Primary School, Dodsworth Street
DESCRIPTION:	Installation of metal framed cycle parking shelter to store 26 No cycles
APPLICANT:	Director of Corporate Services

APPLICATION AND SITE DESCRIPTION

This is an application submitted under Regulation 3 of the Town and Country Planning General Regulations 1992 for the erection of a cycle shelter within the grounds of the school. The shelter is of a curved design with a clear polycarbonate covering and it would house 26 cycles. It would be sited on the school field close to the edge of a hardstanding area. The shelter would measure 10 metres long; 2.2 wide with overall height of 2.2 metres.

The application site is an existing Primary School site, within an area containing a mix of residential and commercial properties.

PLANNING HISTORY

None relevant

PLANNING POLICY BACKGROUND

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

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

RESULTS OF CONSULTATION AND PUBLICITY

No responses received to date

The comments of the Council's Highways and Transport Policy Sections will be reported at the meeting, if available. Sport England has also been consulted on the application given that the cycle shelter will be sited adjacent to playing field.

PLANNING ISSUES

The proposed cycle shelter is required to provide suitable cycle storage for pupils in order to promote sustainable travel to school and would contribute towards the target set in the second Local Travel Plan 2006 – 2011 for providing appropriate infrastructure. In order to secure funding for the project, the development must be completed by the end of March 2010. Consequently it is necessary for the application to be brought to Committee in advance of the expiry of the consultation period, which expires on 17 February 2010, and it has not been possible to prepare a suitably detailed report in the absence of these consultation responses. Officers request that Members give them delegated authority to deal with any issues that may arise during the course of the consultation period and to issue the decision at the end of the consultation period.

The main issue for consideration in this instance is the impact of the proposed cycle shelter on the visual and residential amenities of the surrounding area. The shelter is located centrally within the application site and it would not be highly visible from the nearest residential properties on Nestfield Street and Church Grove or from the surrounding footways due to the fencing and hedgerows which bound the site.

CONCLUSION

The proposed development will allow more pupils to cycle to school and the principle of the development is considered acceptable. The siting and design of the shelter does not raise any issues of visual amenity. Officers request that Members give them delegated authority to deal with any issues that may arise during the course of the consultation period, including any amendments to the submitted scheme, and to take the decision at the end of the consultation period.

RECOMMENDATION

THAT DELEGATED AUTHORITY BE GIVEN TO OFFICERS TO DETERMINE THIS PLANNING APPLICATION UNDER REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992