

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE:** 13 January 2010 **Page**

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**APPLICATION REF. NO:** 09/00812/DC

**STATUTORY DECISION DATE:** 26 January 2010

**WARD/PARISH:** COCKERTON WEST

**LOCATION:** Holy Family RC Primary School, Prior Street,  
Darlington DL3 9EN

**DESCRIPTION:** Installation of metal framed cycle store for 40 No.  
cycles

**APPLICANT:** Director Of Corporate Services

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**APPLICATION AND SITE DESCRIPTION**

This is a full application under Regulation 3 of the Town and Country Planning General Regulations 1992.

Holy Family Roman Catholic Primary School is surrounded by residential properties on Prior Street, West Auckland Road, Forcett Street and Hill Garth. Holy Family Church is also adjacent to the School and the proposed cycle store would be located the rears of both the School and the Church.

Planning permission is sought for the installation of a metal-framed cycle parking shelter, to store 40 No. cycles. The cycle shelter would be approximately 6.2m by 10m and some 2.2m in height. The structure would feature curved sections giving it a tubular appearance. The shelter would have a steel frame and polycarbonate covering.

The cycle shelter would be located to the east of the school building on a grassed area close to the main playing field behind West Auckland Road. The site is however separated from the larger playing field by a row of trees and shrubs in the school grounds.

There is a target in the School's travel plan (2006 to 2011) to provide appropriate infrastructure in relation to secure cycle storage as no provision is currently made.

**PLANNING HISTORY**

02/00292/FUL, on 9 May 2002 planning permission was granted for the erection of an extension to provide office, library and disabled toilet adaptation.

**PLANNING POLICY BACKGROUND**

The following policies of the Borough of Darlington Local Plan 1997 are relevant to

the application:

E2 – Development Limits  
E3 – Protection of Open Land  
E29 – The Setting of New Development  
E23 – Nature and Development  
E48 – Noise Generating Development  
H15 – The Amenity of Residential Areas  
T38 – Public Cycle Parking  
R1 – Designing for All  
R24 – Open Space Provision  
R25 – Provision of Community Facilities

Policy 22 (The Design of Open Spaces) of the Darlington Open Space Strategy 2007 – 2017 is also relevant

## **RESULTS OF CONSULTATION AND PUBLICITY**

Occupiers of neighbouring properties have been consulted on the proposal and a site notice has been displayed. No objections have been received.

The Highways Engineer raised no objections to the proposal.

Sport England have been consulted and the response will be communicated verbally at the Committee Meeting.

## **PLANNING ISSUES**

There is currently inadequate 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 to 2011). 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:

- Planning Policy
- Visual Amenity
- Residential Amenity

**Planning Policy**

The school grounds are identified in the Borough of Darlington Local Plan as being open land. Policy E3 (Protection of Open Land) of the Local Plan states *inter alia* that permission will not be granted for development which inflicts material harm on:

- The visual relief afforded by the system in built up areas;
- The character and appearance of the locality through loss of openness and greenery;
- Facilities for organised sport;
- Facilities available for informal recreation; and
- Areas recognised for their nature conservation or wildlife interest.

The cycle store would be located on a small area of land to the south of the school building. The shelter would not harm the visual relief afforded by the school grounds or harm the character of the locality through loss of openness. The proposal would not harm any facilities for formal sport. Taking into account the limited scale of the cycle shelter and its siting, the proposal would not be harmful to informal recreational activity. The proposal, therefore, accords with Policy E3 (Protection of Open Land) of the Local Plan.

Policy T38 (Public Cycle Parking) of the Local Plan states that cycle parking will be provided in appropriate locations.

**Visual Amenity**

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 highly visible from any public viewpoints due to the trees and shrubs along the boundary. The proposed development would not have a detrimental impact upon the character of the surrounding area and therefore accords with Policy E29 (The Setting of New Development) of the Local Plan.

**Residential Amenity**

The nearest residential dwellings are on Prior Street and are more than 55m from the site of the proposed cycle shelter. 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 neighbouring dwellings. The proposal, therefore, accords with Policy H15 (The Amenity of Residential Areas) of 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**

There is currently inadequate 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 to 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  
E23 – Nature and Development  
E48 – Noise Generating Development  
H15 – The Amenity of Residential Areas  
T38 – Public Cycle Parking  
R1 – Designing for All  
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### **RECOMMENDATION**

THAT 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 (3 years)
2. B5 Detailed Application (Accordance with Plans)

### **Suggested summary of reasons for granting planning permission**

The proposed development is considered acceptable and will not cause significant harm to the character and appearance of the area. The proposal has no significant impacts in terms of residential amenity. The proposal does not adversely impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in light of the following Policies of the Borough of Darlington Local Plan 1997:

E2 – Development Limits  
E3 – Protection of Open Land  
E29 – The Setting of New Development  
E23 – Nature and Development  
E48 – Noise Generating Development  
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