

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 29 July 2009

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APPLICATION REF. NO:	09/00427/DC
STATUTORY DECISION DATE:	3 September 2009
WARD/PARISH:	HUIRWORTH
LOCATION:	Hurworth School Maths And Computing College Croft Road, Hurworth, Darlington
DESCRIPTION:	Siting and installation of single storey modular building to form classroom, toilet facilities, lobby and store
APPLICANT:	Director of Corporate Services

APPLICATION AND SITE DESCRIPTION

This is an application submitted under Regulation 3 of the Town and Country Planning Regulations 1992 for the erection of a temporary modular building containing a classroom, toilet facilities, a lobby and a store.

Following National and Local changes to the transport criteria for admissions to schools, an unexpected circumstance has resulted in 12 Year 7 children from Hurworth Village not being allocated a place at their local secondary school. In effect these children would have to be transported on a daily basis from their home in Hurworth to a school in Darlington with spare capacity. The School has agreed to assist and admit the 12 pupils from September 2009.

The proposed building is required to accommodate the extra intake and it would be used for between 24 months and 36 months. The building would be sited on an existing tarmac surface adjacent to the existing school building.

PLANNING HISTORY

There is a long planning history relating to the application site but none of the entries are considered relevant to this proposal.

PLANNING POLICY BACKGROUND

The following policies within the Borough of Darlington Local Plan 1997 are considered relevant:

- E2 Development Limits
- E4 New Buildings in the Countryside
- E8 The Area of High Landscape Value
- E29 The Setting of New Development
- H15 Amenity of Residential Areas
- R1 Designing For All
- R25 Provision for Community Facilities and Services
- T24 Parking and Servicing Requirements for New Development

RESULTS OF CONSULTATION AND PUBLICITY

The consultation and publicity exercises do not expire until 7th August 2009 and no objections have been received from residents at the time of the report being finalised. Any objections received will be mentioned verbally at the Committee.

Hurworth Parish Council

The response from Hurworth Parish Council had not been received at the time of the report being finalised. Their comments will be mentioned verbally at the Planning Committee.

PLANNING ISSUES

The main considerations here are whether or not the proposed development is acceptable in the following terms:

- Planning Policy
- Visual Amenity
- Residential Amenity
- Highway Matters

Planning Policy

Policy E2 (Development Limits) of the Local Plan states that most new development will be located within the development limits for villages, including Hurworth, however small scale development beneficial to the needs of the rural community will be permitted outside the limits provided that unacceptable harm to the character and appearance of the rural area is avoided. The school and its associated grounds lie outside of the development limit for the village but as this temporary classroom accommodation is a small scale development benefiting the needs of the local community, the proposal would accord with this policy.

Policy E4 (New Buildings in the Open Countryside) states that new buildings should wherever possible be located with and be visually related to existing buildings.

Policy E8 (The Area of High Landscape Value) of the Plan seeks to ensure that new development within the Area is of a high standard of design reflecting the character of the buildings in the area and does not detract from the high landscape quality.

Policy H15 (The Amenity of Residential Areas) of the Plan seeks to ensure that any intensification or enlargement of non residential uses in predominately residential areas do not have an adverse impact on the amenities of the dwellings and gardens in particular.

Policy H29 (The Setting of New Development) seeks to ensure that new development reflects the character of its setting in terms of materials, design and landscaping.

Visual Amenity

The flat roofed building would measure 9.15m wide x 11.1m long and it would be constructed from natural marble chip panels. A disabled access ramp would be provided along the western elevation. The Design and Access Statement submitted with the application states that this form of accommodation has been utilised by Darlington Borough Council at other schools including Mount Pleasant, Dodmire Infants, Whinfield Primary and Middleton St George.

The proposed building is sited behind part of and in close proximity to the main school buildings on an existing tarmac area and therefore it would accord with Policy E4 (New Buildings in the Countryside) of the Local Plan.

The main school buildings are not uniform in terms of design and scale. The siting of this building does not raise significant design issues even though it is in an Area of High Landscape Value as it is a temporary building. It would not be visible from the public highway (Croft Road) and it is a type of building that can found within other school grounds. It is deemed appropriate to attach a planning condition to ensure that the building is removed after 36 months.

Residential Amenity

The nearest residential properties are approximately 40m to the east on Elmfield Road. It is considered that the proposed development and the additional number of children using the building would not give rise to adverse residential amenity issues and it would accord with Policy H15 (The Amenity of Residential Areas) of the Local Plan.

Highway Matters

The Highways Engineer has raised no objection to the proposal.

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 siting of the temporary building does not raise any adverse impacts in terms of visual amenity, residential amenity or highway safety matters. The proposed development would accord with the following policies within the Borough of Darlington Local Plan 1997:

- E2 Development Limits
- E4 New Buildings in the Countryside
- E8 The Area of High Landscape Value
- E29 The Setting of New Development
- H15 Amenity of Residential Areas
- R1 Designing For All
- R25 Provision for Community Facilities and Services

- T24 Parking and Servicing Requirements for New Development

RECOMMENDATION

PROVIDED NO OBJECTIONS ARE RECEIVED ONCE THE PUBLICITY EXERCISE HAS EXPIRED ON 7 AUGUST 2009 PLANNING PERMISSION BE GRANTED, SUBJECT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 AND THE FOLLOWING CONDITIONS:

- A3
- The building hereby approved shall be removed from the site within three years of the date of this permission and the land shall be restored to its original condition.
REASON: In the interests of the visual appearance and character of the locality and the Area of High Landscape Area
- B5

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

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