

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 10 March 2010

Page

APPLICATION REF. NO:	09/00897/DC
STATUTORY DECISION DATE:	10 March 2010
WARD/PARISH:	FAVERDALE
LOCATION:	Open Space West of Faverdale Hall
DESCRIPTION:	Erection of wooden sculpture
APPLICANT:	DIRECTOR OF CORPORATE SERVICES

APPLICATION AND SITE DESCRIPTION

This is a full application under Regulation 3 of the Town and Country Planning General Regulations 1992. Planning permission is sought for the erection of a free standing wooden sculpture on open space on the Tower Grange development, to the west of the former Faverdale Hall. The sculpture would consist of two wooden uprights, with a maximum height of 2 metres.

A Design and Access Statement has been submitted with the application.

PLANNING HISTORY

02/00745/OUTCU – Residential development for 18 new dwellings and 5 no. residential conversions. GRANTED SUBJECT TO SECTION 106 AGREEMENT 12.12.2002

02/00745/RM1 – Residential development for 17 new dwellings and 6 no. residential conversions details of siting, means of access and design pursuant to outline planning permission 02/00745/OUTCU dated 12.12.2002 (amended and additional plans received 20 & 11.03.03) GRANTED 7.2.2003

PLANNING POLICY BACKGROUND

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

E12 – Trees and Development
E29 – The Setting of New Development
E45 – Development and Art

RESULTS OF CONSULTATION AND PUBLICITY

The Council's Highway Engineer has raised no highway objection to the proposal.

The Council's Senior Arboricultural Officer has considered the application and advises that there are no tree issues.

No responses have been received as a result of the neighbour notification exercise.

PLANNING ISSUES

Local Plan Policy E29 (The Setting of New Development) requires that new development will be required to respect the intrinsic character of its townscape setting in terms of its siting, design, materials, landscaping and the protection of existing townscape features and not to detract from the appearance of its surroundings.

Funding was secured through the planning process for the creation of public artwork at the Tower Grange residential development at Faverdale. The artwork will take the form of two wooden uprights featuring carved imagery relating to the history and heritage of the site and has been developed in consultation with local residents.

The proposed artwork is to be sited on a grassed area of open space to the west of the former Faverdale Hall. The artwork will be seen against the backdrop of existing trees, which form the southern boundary of this part of the site, and will be clearly visible from views within Tower Grange itself. Views of the sculpture will be less visible from outside the site, screened by a mature belt of trees which runs parallel to the eastern side of Faverdale Road and to the south of the application site. As such, the proposed artwork is considered acceptable in terms of its visual impact and therefore complies with the requirements of Policy E29 (The Setting of New Development).

Although there are residential properties within close proximity to the north and east, it is not considered that the proposed sculpture will have any adverse impact on the amenities of these properties. Residents and visitors will be able to access and walk around the sculpture. No comments have been received as a result of the neighbour notification exercise.

Neither the Council's Highway Engineer nor Arboricultural Officer has raised any 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

The proposed development is considered acceptable in this location and will not give rise to any conditions prejudicial to local amenity or highway safety. As such the proposal complies with Policies E12 (Trees and Development), E29 (The Setting of New Development) and E45 (Development and Art) of the Borough of Darlington Local Plan 1997.

RECOMMENDATION

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

1. A3 (Standard Time Limit)
2. B5 (Development in Accordance with the Approved Plans)

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development is considered acceptable in this location and will not give rise to any conditions prejudicial to local amenity or highway safety. As such the proposal complies with Policies E12 (Trees and Development), E29 (The Setting of New Development) and E45 (Development and Art) of the Borough of Darlington Local Plan 1997.