

A site notice has been displayed and no objections have been received.

The Highways Officer was consulted and raised no objections to the proposal.

Consultations were carried out by the applicants before the application was submitted. In the application it is identified that Pensbury Street Residents' Group and local children have been involved in the development of the design and all residents have been informed of the proposal. The Artist held workshops with local children and the final design was influenced by their work.

PLANNING ISSUES

The main planning issues to be determined in consideration of this application are visual and residential amenity.

Visual Amenity

The proposal is considered to be of an acceptable scale and to be located in an appropriate position. The entrance feature is not considered to raise any significant issues in respect of its impact on the visual amenities of the locality. The artwork is intended to enhance the play area and the streetscene.

Residential Amenity

The proposed artwork would be in such a position and of such a scale that it would not have a harmful impact of the residential amenity of nearby residential dwellings.

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 conditions prejudicial to local amenity or highway safety. The application does not raise any issues in relation to highway safety or crime prevention

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 Drawings (Accordance with Plan)

Suggested summary of reasons for granting planning permission

The proposed development is considered acceptable in this location and will not give rise to conditions prejudicial to local amenity or highway safety. The application does not raise any issues in relation to highway safety or crime prevention. The proposal is considered to comply with the relevant policies in the development plan as set out below.

Borough of Darlington Local Plan (1997)

E3 – Protection of Open Land

E29 – The Setting of New Development