

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 10 February 2010

Page

APPLICATION REF. NO:	09/00864/DC
STATUTORY DECISION DATE:	11 February 2010
WARD/PARISH:	COLLEGE
LOCATION:	Queen Elizabeth Sixth Form College
DESCRIPTION:	Installation of metal framed cycle parking shelter to store 80 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. The shelter would be located on an existing paved area in front of the south elevation of the college (fronting Abbey Road). It would measure 16.3 metres long; 5 metres wide with an overall height of 2.2 metres.

The shelter would have a “glasshouse” appearance constructed from a steel frame with clear Perspex panels. It will have curved sides and an open roof to provide ventilation and it would be accessed by gates on either end. The shelter will contain 40 “Sheffield “ type cycle hoops which will allow 80 cycles to be securely stored under cover. The shelter would be locked on an evening to prevent any anti social behaviour.

The College is within a predominately residential area, with the Arts Centre to the north and Stanhope Park to the east. It forms part of the Stanhope Road/Grange Road Conservation Area.

PLANNING HISTORY

None relevant

PLANNING POLICY BACKGROUND

E2 Development Limits
E29 The Setting of New Development
E46 Safety and Security
H15 The Amenity of Residential Areas
T38 Public Cycle Parking

Government guidance relating to conservation areas is contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment

RESULTS OF CONSULTATION AND PUBLICITY

No objections have been received following the consultation and publicity exercises carried out by the Local Planning Authority

Consultee Responses

The Council's **Highways Engineer** has raised no highway objection to the proposed development

The comments from the **Architectural Liaison Officer** will be mentioned verbally at the Planning Committee

PLANNING ISSUES

Darlington was appointed a Sustainable Travel Demonstration Town in 2004 and a Cycling Demonstration Town in 2005. Since 2004 schools and colleges in Darlington have worked to encourage pupils and students and staff to be more creative in their travel choices. By providing these new secure cycle facilities at the Queen Elizabeth 6th Form College, more students and staff will be able to cycle to the College.

The main issues to be considered here are whether or not the development is acceptable in the following terms:

- Impact upon the Visual Appearance and Character of the Conservation Area;
- Residential Amenity
- Highway Safety

Visual Appearance

The curved structure will have a maximum height of 2.2 metres and constructed from clear Perspex panels. It would be located on an existing paved area in front the main College building facing onto Abbey Road. Whilst the ground level of the paved area is higher than the footway, the building will not be a significant addition to the street scene as it will be set against the more dominating College buildings and behind the existing boundary wall

The Council's Conservation Officer considers that the impact of the development on the Stanhope Road/Grange Road Conservation Area will be minimal.

Residential Amenity

The structure would not have an overbearing impact upon the dwellings on the opposite side of Abbey Road. In order to prevent any anti social behaviour, the shelter would be secured outside of college opening hours.

Highway Safety

The Council's Highways Engineer has raised no 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 will allow more students and staff to cycle to the College and the objective to encourage sustainable and healthy methods of transport must be encouraged. 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
- E29 The Setting of New Development
- E46 Safety and Security
- H15 The Amenity of Residential Areas
- T38 Public Cycle Parking

Government guidance relating to conservation areas is contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment

RECOMMENDATION

PLANNING PERMISSION BE GRANTED UNDER REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 AND SUBJECT TO THE FOLLOWING CONDITIONS

1. A3 – Implementation Limit (Three Years)
2. B5 – Detailed Drawings (Accordance with Plan)

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development will allow more students and staff to cycle to the College and the objective to encourage sustainable and healthy methods of transport must be encouraged. 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
- E29 The Setting of New Development
- E46 Safety and Security
- H15 The Amenity of Residential Areas
- T38 Public Cycle Parking

Government guidance relating to conservation areas is contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment