

/DARLINGTON BOROUGH COUNCIL/

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 10 February 2010

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APPLICATION REF. NO:	09/00922/DC
STATUTORY DECISION DATE:	23 March 2010
WARD/PARISH:	HAUGHTON EAST
LOCATION:	Red Hall Primary School
DESCRIPTION:	Installation of metal framed cycle parking shelter to store 20 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 grassed area close to the eastern boundary of the school, adjacent to residential properties on Ascot View. It would measure 8.8 metres long by 2 metres deep with an overall height of 1.9 metres. The submitted Design and Access Statement advises that the shelter has a curved design with clear triple polycarbonate covering. It will have a steel framed polyester powder painted finish and will contain junior cycle stands to house 20 cycles.

The application site is an existing primary school site located at the western end of Coombe Drive on the Red Hall estate. The site is surrounded by residential properties to its eastern side, by school grounds and playing fields to the north and west and by open space to the south.

PLANNING HISTORY

99/00291/FUL – Construction of access road and car park to facilitate re use of existing nursery school as community centre. GRANTED 5 JULY 1999

04/00211/DC – Installation of play equipment and associated landscaping works. GRANTED 14 APRIL 2004

08/01005/DC – Erection of metal framed cycle parking shelter. GRANTED 13 MARCH 2009

PLANNING POLICY BACKGROUND

E2- Development Limits
E3 – Protection of Open Land
E29- The Setting of New Development
E46- Safety and Security
H15- The Amenity of Residential Areas

RESULTS OF CONSULTATION AND PUBLICITY

No responses received to date

PLANNING ISSUES

The proposed cycle shelter is required to provide suitable cycle storage for pupils in order to promote sustainable travel to school and would contribute towards the target set in the second Local Travel Plan 2006 – 2011 for providing appropriate infrastructure. In order to secure funding for the project, the development must be completed by the end of March 2010. Consequently it is necessary for the application to be brought to Committee in advance of the expiry of the consultation period, which expires on 17 February 2010, and it has not been possible to prepare a suitably detailed report in the absence of these consultation responses. Officers request that Members give them delegated authority to deal with any issues that may arise during the course of the consultation period and to the issue the decision at the end of the consultation period.

The main issue for consideration in this instance is the impact of the proposed cycle shelter on the visual and residential amenities of the surrounding area. The proposed shelter is to be sited on a grassed area close to the eastern boundary of the school, adjacent to the main vehicular access to the school. The shelter would be sited against a hedge, which runs along this boundary between the school and the adjacent properties on Ascot View. The proposed shelter is modest in size and is positioned in such a way that it will be seen against the backdrop of the boundary hedge. Its design and appearance is considered to be acceptable and the building will not be unduly prominent within the site nor adversely affect its open nature. The proposal is consequently considered to be acceptable in respect of its impact on the visual amenities of the locality and due to its position within the site, and is therefore considered to comply with Policies E3 (The Protection of Open Land) and E29 (The Setting of New Development).

The shelter will be sited close to the gable end of the nearest dwelling on Ascot Drive to the east. It will be approximately 5 metres away from this property, separated by a footpath, which provides access to other properties on Ascot Drive and the high coniferous that runs along the eastern boundary. The proposed shelter, which will be approximately 2 metres in height, is not considered to impact upon the amenities of this property in terms of loss of light or overbearing impact, however its location does have the potential to affect the amenities of this property in terms of noise and nuisance arising from activity levels associated with the use of the shelter. Members will be notified of any comments received in respect of this matter at the meeting. Should any comments be received after the meeting, Officers will seek to have the shelter relocated.

The comments of the Council's Highways and Transport Policy Sections will be reported at the meeting, if available. Sport England has also been consulted on the application given that the cycle shelter will be sited adjacent to playing field.

CONCLUSION

The proposed development will allow more pupils to cycle to school and the principle of the development is considered acceptable. The siting and design of the shelter does not raise any issues of visual amenity. Officers request that Members give them delegated authority to deal with any issues that may arise during the course of the consultation period, including any amendments to the submitted scheme, and to take the decision at the end of the consultation period.

RECOMMENDATION

THAT DELEGATED AUTHORITY BE GIVEN TO OFFICERS TO DETERMINE THIS PLANNING APPLICATION