

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 11th March 2009

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APPLICATION REF. NO:	08/01005/DC
STATUTORY DECISION DATE:	12th March 2009
WARD/PARISH:	HAUGHTON EAST
LOCATION:	Red Hall Primary School, Headingley Crescent, Darlington
DESCRIPTION:	Erection of metal frame cycle parking shelter
APPLICANT:	DIRECTOR OF CORPORATE SERVICES

APPLICATION AND SITE DESCRIPTION

The application site is the Red Hall Primary School accessed from Headingley Crescent within the Red Hall estate.

This is a full application under Regulation 3 of the Town and Country Planning General Regulations 1992. Approval is sought for the erection of a metal frame cycle parking shelter to the use of pupils to assist in the targets set out in the schools travel plan. The shelter would be situated to the northern periphery of the tarmacadam hard standing on the site and would accommodate 20 No. cycles. It would measure some 5.6m length x 4.5m width and would have a maximum height of some 2.7m. It would consist of a steel powder coated frame with a clear opal triple polycarbonate covering.

A Design and Access Statement has been submitted as required by the Regulations.

PLANNING HISTORY

99/00291/FUL – In July 1999 planning permission was granted for the construction of access road and car park to accommodate the use of existing nursery school as community centre.

04/00211/DC – In April 2004 planning permission was granted for the installation of play equipment and associated landscape works.

PLANNING POLICY BACKGROUND

Borough of Darlington Local Plan (1997)

E29 - The Setting of New Development

R1 – Designing for All

R2 – Access for People with Disabilities

R25 - Provision of Community Facilities and Services

RESULTS OF CONSULTATION AND PUBLICITY

No objections received.

PLANNING ISSUES

The principal issue to be considered is whether the proposal would materially affect the visual amenities of the locality.

The proposed building is modest in size and is positioned in such a way that it visually relates to the main school building. Its design and appearance is considered to be acceptable and the building will not be unduly prominent within the site. 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, raises no residential amenity issues. The proposal raises no further planning issues.

Section 17 of the Crime and Disorder Act 1998

The proposed development has 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. The proposed development does not give rise to crime and disorder issues.

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 (Three Years)
- 2) B5 Detailed Drawings (Accordance with Plan)

INFORMATIVE

The proposal is considered to be an acceptable form of development in this location and does not give rise to any issues of highway safety or crime prevention. The proposal is considered to comply with the relevant policies of the development plan as listed below:

Borough of Darlington Local Plan 1997

E29 - The Setting of New Development

R1 – Designing for All

R2 – Access for People with Disabilities

R25 - Provision of Community Facilities and Services