

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 10 March 2010

Page

APPLICATION REF. NO:	09/00915/DC
STATUTORY DECISION DATE:	22 March 2010
WARD/PARISH:	FAVERDALE
LOCATION:	Roundabout at Legion Avenue, Roundhouse Road, Centurion Way Junction, Legion Avenue, Faverdale East Business Park
DESCRIPTION:	Erection of 1 no. free standing stainless steel 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, stainless steel sculpture located on the roundabout at the junction of Legion Avenue, Roundhouse Road and Centurion Way on the Faverdale East Business Park. The sculpture would comprise three metal mill finished stainless steel screens, joined to create a free standing sculpture, which would occupy an area of approximately 1 metre by 1.5 metres. It would have a maximum height of 2 metres.

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

PLANNING HISTORY

None relevant

PLANNING POLICY BACKGROUND

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

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 on the basis that the proposed sculpture will be of limited visual obstruction.

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.

An Arts Strategy was developed for the Faverdale East Business Park (FEBP) encouraging developers to provide provision for public artworks on their sites. A financial contribution has been secured from the developer of the four industrial buildings on Roundhouse Road towards the provision of artwork at the entrance to the business park, in accordance with the Arts Strategy. The Design and Access Statement submitted with the application states that the artwork consists of three metal mill finished stainless steel screens that are joined to create the sculpture. The form alludes to a tree, but is drawn from architectural plans of the site's car parking spaces. The Statement further advises that the design follows the guidelines set out in the Arts Strategy to ensure the artwork will be sympathetic to the surrounding area, whilst also providing an interesting and unique entrance feature.

The proposed artwork is to be sited on the south west side of the roundabout, facing Centurion Way. While it will be prominently sited on the roundabout, its scale and design will mean that it is seen largely within the context of existing paraphernalia on and around the roundabout, such as existing highway signage and street lighting. 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).

The nearest residential properties are located some 500 metres away to the west on the High Grange estate and as such the proposed sculpture is not considered to have any unacceptable impact on residential amenity. The Highway Engineer advises that the proposed sculpture will be of limited visual obstruction and on this basis raises no highway objection.

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 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 E29 (The Setting of New Development) and E45 (Development and Art) of the Borough of Darlington Local Plan 1997.