

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 5th May 2010

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APPLICATION REF. NO:	10/00087/DC
STATUTORY DECISION DATE:	06/04/10
WARD/PARISH:	Haughton West
LOCATION:	92 Salters Lane South, Darlington.
DESCRIPTION:	Change of use of children's home to Sure Start Centre, plus front and rear extensions.
APPLICANT:	Darlington Borough Council

APPLICATION AND SITE DESCRIPTION

The site consists of a currently unused children's home situated within its own grounds opposite the Darlington Educational Village. It is a modern building backing on to the old primary school site and some properties on Kielder Drive. The Kingdom Hall is immediately to the south.

It is proposed to change the use of the whole site to a "Sure Start" centre and provide two single storey extensions to the front and rear of the property.

No objections have been received relating to this proposal; it is brought before Members as it is a Council application.

PLANNING HISTORY

There is no recent planning history relating to this site.

PLANNING POLICY BACKGROUND

Local Plan Policy **R25 Provision of Community Facilities and Services** is considered to be most relevant to this application. The application proposals would be supported provided there is no adverse effect upon residential amenity, highway safety and the character of the locality.

RESULTS OF CONSULTATION AND PUBLICITY

A site notice was posted, an advertisement placed in the local newspapers and local residents were consulted. Comments have been received from the adjacent Kingdom Hall raising the following issues :

- There may be disturbance caused to meetings from the noise of the children
- Concern over possible traffic congestion

Environmental Health Officer – Requests conditions be imposed relating to noise attenuation.

Highway Engineer – No objections to amended access location plans or level of car parking.

PLANNING ISSUES

No issues have been highlighted by third parties which will cause particular overriding problems, it is important however to examine the planning policy criteria in turn to ensure the proposals are not in conflict with material planning considerations.

Residential amenity – The proposed play area lies adjacent a number of properties on Kielder Drive. Whilst there is a history of “children’s noise” near to these properties from the school adjacent, the proposed “Sure Start” play area will concentrate any source of noise closer to the rear gardens of these properties therefore a form of noise attenuation has been requested by the Environmental Health Officer.

The acoustic reinforcement of the boundary fence is proposed as a solution to this potential problem and appropriate conditions have therefore been proposed to achieve this.

Regarding possible noise disturbance to the adjacent Kingdom Hall meetings, the Sure Start hours of operation will not coincide with those of the Kingdom Hall for the vast majority of the time so this issue is not considered to be materially significant.

Highway Safety – No objections to the proposed use have been raised by the Highway Engineer. A revised car parking layout has been received to avoid access conflicts with traffic calming measures on Salters Lane South. It is considered therefore that there are no highway objections to the proposed development.

Character of the locality – The existing building is of modern design and of no particular architectural merit. The extensions are designed in similar vein and will be likely to positively enhance the appearance of the existing building and the immediate locality. Similarly the new access and car park will not dominate the locality and have a neutral impact on its character.

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 proposal relates to a change of use of a disused children's home to a "Sure Start" centre together with extensions. There is likely to be an intensification of use of the property as a result of the changes, however any likely impact on local residents will be minimised by the imposition of conditions relating to acoustic boundary treatment. Any adverse impacts on the local road network will be minimised by the provision of on site car parking and it is considered the character of the locality and the existing building will not be detrimentally affected by the development.

Overall therefore it is considered that the proposed development will be a positive contribution to the local community and is acceptable in planning terms.

RECOMMENDATION

That PLANNING PERMISSION BE GRANTED UNDER REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 subject to the following conditions:

1. A3 – Implementation
2. B4a – Matching materials
3. This permission shall relate to the amended plans received by the Local Planning Authority on 21st April 2010, drawing number 2009_028_(90) 502.
4. J2 – Contamination of land
5. Any gates erected at the accesses to the site shall open in an inwards direction.
6. Construction of the development hereby approved shall be restricted to 08:00 to 18:00 hours on weekdays, 08:00 to 14:00 hours on Saturdays and no working shall take place on Sundays or bank holidays.
7. Prior to the commencement of the development, a noise impact assessment is required to be carried out by the applicant and must be approved by the Local Planning Authority. This noise impact assessment should consider the effect of noise from the proposed external play area on nearby sensitive receptors. The assessment should include details of predicted noise levels at residential properties and include details of any sound attenuation methods to be used. Any scheme for the protection of the proposed residential properties shall achieve internal noise levels of less than 35 dB(A) LAeq in living rooms, less than 30 dB(A) LAeq in bedrooms, less than 55dB(A) LAeq in gardens and individual noise events not to exceed 45 dB LAFmax in bedrooms. Any works forming part of this scheme, shall be completed in accordance with the approved scheme and prior to any part of the development being first used.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken having regard to the policies and proposals in the Borough of Darlington Local Plan set out above, and to all relevant material considerations, including Supplementary Planning Guidance: