

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 21st September 2016

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APPLICATION REF. NO: 16/00449/FUL

STATUTORY DECISION DATE: 13th September 2016

WARD/PARISH: LINGFIELD

LOCATION: Site of Eastbourne School, Darlington

DESCRIPTION: Erection of 60 dwellings plus internal roads, car parking and landscaping.

APPLICANT: Esh Homes Limited

APPLICATION AND SITE DESCRIPTION

The site is located on land formerly occupied by Eastbourne Comprehensive School which has previously been part-developed in a prior submission. This Phase 2 development extends to a site area of 2.14 hectares .

The general area consists of a mix of inter and pre-war housing around Yarm Road and the Fairway and Bourne Road along with newer brick and render infill housing from the 1990's.

The site is irregular in shape and comprises a grassed playing field over approximately 75% of the area with a gravel dressed car park area in the north and an area of recent demolition in the northern central part of the site. A tarmac track/ road runs through the north eastern section of the site to another access at the junction of The Crossway and The Fairway. Sand pits associated with the athletics field are located in the south east of the site. Temporary storage containers lie within the gravel dressed car-park in the north adjacent to the main field access gate.

The development proposal includes the construction of ten semi detached affordable bungalows and fifty 3/4 Bed detached 2 storey houses. Parking will be provided on private driveways and detached/ integral garages.

The site will be accessed from The Fairway off Yarm Road to the east and also Bourne Avenue off Hundens Lane to the West.

PLANNING HISTORY

No relevant planning applications received for this site but Members will be aware of Phase one of the development of the site to the east.

PLANNING POLICY BACKGROUND

Darlington Core Strategy Development Plan Document Polices: -

CS1: Darlington's Sub Regional Role and Locational Strategy

CS2: Achieving High Quality, Sustainable Design

CS10: New Housing Development

CS14: Promoting Local Character and Distinctiveness

RESULTS OF CONSULTATION AND PUBLICITY

Local residents were consulted and a site notice posted. Objections have been received from 5 local residents highlighting the following issues :

- Loss of open space
- Increase in traffic will cause problems
- Noise and disturbance from building works – access to site

Environmental Health – No outstanding contamination issues on the site. Requests conditions relating to contamination remediation and submitted Construction Management Plan and hours of construction.

The Highways Engineer – Revised road layout details have been submitted in response to earlier comments and these are considered to be acceptable subject to certain conditions being imposed.

Satisfied with on site parking provision, and access road dimensions but asks for confirm via auto track plans.

Police Liaison Officer – No objections to the proposed layout.

Northern Power Grid – No objection.

Northumbrian Water – No objection provided development is carried out in accordance with submitted foul drainage plans.

Sport England – Objects to the loss of football pitches, however this is likely to be lifted by the time of the Committee Meeting as a planning application has been submitted to replace the lost pitches at Staindrop Road Darlington and a condition is going to be suggested which will ensure the pitches are constructed in tandem with the current residential proposal.

Sustainable Transport Officer – There are numerous bus stops near to the site. Further details requested relating to the cycle route through the site and shared pedestrian routes together with details of the cycle route accesses to the east and western entrances to the site. The cycle route will need to be diverted during construction.

Lead Flood Authority – Still assessing surface water drainage detailed submissions but final comments should be available in time for the Meeting.

PLANNING ISSUES

The main issues to be considered in the determination of this application are: -

- Visual Amenity
- Residential Amenity
- Highway Implications : and
- Other Matters

Visual Amenity

This proposal is a continuation of the first phase to the east which was granted in 2013 and is now nearing completion. The layout is formed around two cul de sacs (to avoid a Bourne Avenue – Fairway “rat run”), one coming off Bourne Avenue and the other off Fairway. The dwelling designs are in line with those in phase 1 and are predominantly of brick, but some of the house types are constructed in Artstone.

There is a substantial area of open space dividing the two phases and this together with new tree and shrub planting will help assimilate the new development into the landscape. Existing trees and bushes around the west and southern boundaries shall be retained as a screen for existing residents on adjacent land.

In view of the above, it is considered that the visual impact of the development will be positive and enhance the character of this particular locality and be in conformity with policies CS2 and CS14 of the Core Strategy.

Residential Amenity

In view of the degree of separation between the proposed development and existing dwellings, there is not likely to be any loss of amenity to existing residents from loss of light or privacy. In addition there is substantial tree screening along the boundary with existing properties nearby which will help reduce any overlooking that may occur.

Construction traffic to the site will be via Bourne Avenue which is considered to be more appropriate than the more restricted Fairway option. The construction management plan provided by the applicants should help reduce impacts on local residents to acceptable levels.

Highway Implications

No highway objections have been raised to the proposed development – the Highway Engineer has considered the submitted plans and is satisfied that the level of additional traffic generated by this development will not be such as to warrant a refusal of planning permission on road safety grounds. On site parking provision is considered acceptable as is the design of the internal road layout.

As noted above, construction traffic will not be using the Fairway route to the site.

Other Matters.

Concerns have been raised by local residents regarding the loss of open space/walking area, however the majority of the land was owned by the Council and not readily available for public use other than the cycle route that passes through the site. This route will be retained within the new development.

Section 106 Matters

As the Council owns the land, the normal S106 provisions are not being invoked in this instance. The normal contributions towards open space enhancement and play will be secured through the land contract between the applicants and the Council.

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.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS: -

- 1) A3-Implementation Limit
- 2) B5 – Accordance with plans
- 3) CL5 – Remediation Works
- 4) CL6 – Remediation Works
- 5) Prior to the commencement of the development, a Construction Management Plan shall be submitted and approved in writing by the Local Planning Authority. The plan shall include the following:
 - a) Dust Assessment Report which assesses the dust emission magnitude, the sensitivity of the area, risk of impacts and details of the dust control measures to be put in place during the construction phase of the development. The Dust Assessment Report shall take account of the guidance contained within the Institute of Air Quality Management “Guidance on the assessment of dust from demolition and construction” February 2014.

- b) Methods for controlling noise and vibration during the construction phase and shall take account of the guidance contained within BS5228 “Code of Practice for noise and vibration control on construction and open sites” 2009.
- c) Construction Traffic Routes, including parking areas for staff and visitors.
- d) Details of wheel washing.
- e) Road Maintenance.
- f) Warning signage.

REASON – In the interests of residential amenity

6) Construction work, including delivery of material to the site and the removal of wastes, shall not take place outside the hours of 08.00 - 18.00 Monday - Friday, 08.00 -14.00 Saturday with no working on a Sunday and Bank/Public Holidays without the prior written permission from the Local Planning Authority.

REASON – In the interests of residential amenity

7) No development shall be carried out unless and until vehicle swept path analysis has been undertaken to support the movement framework for emergency vehicles refuse and service vehicles, for the internal network and, where appropriate, in respect of the off-site highway proposals, details of which shall be submitted to and approved by the Local Planning Authority.

REASON – In the interests of highway safety.

8) The development shall be carried out in accordance with the drainage scheme contained within the submitted document “Engineering Layout” with foul flows discharging to manhole 1511 and surface water discharging to the existing watercourse via surface water sewers as for Phase 1 of the development.

REASON – To prevent an increase in flooding.

9) Before development takes place, details of the following shall be submitted to and approved in writing by the Local Planning Authority :

- The design detail for the shared space near the ‘planted break’ to ensure pedestrian safety
- The design detail at the Northern and Eastern entrances to the site, particularly regarding how the shared use path links and connects into the already existing infrastructure at Bourne Avenue.

REASON – In the interests of cyclist safety.

The applicant is advised that contact be made with the Assistant Director : Highways, Design and Projects (contact Ms.P McGuckin 01325 406651) to discuss naming and numbering of the development

The Developer is required to submit detailed drawings of the proposed highway works to be approved in writing by the Local Planning Authority and enter into a Section 278/38 agreement before commencement of the works on site. Contact must be made with the Assistant Director: Highways, Design and Projects (contact Mr S. Brannan 01325 406663) to discuss this matter.

The applicant is advised to contact the Assistant Director : Highways, Design and Projects (contact Mrs. Brenda Bowles 01325 406708) to discuss the introduction of a 20mph zone.

An appropriate street lighting scheme and design to cover the proposed amendments should be submitted and approved in writing by the Local Planning Authority. Contact must be made with the Assistant Director: Highways, Design and Projects (contact Mr M. Clarkson 01325 406652) to discuss this matter.