

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 11 March 2009

Page

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| APPLICATION REF. NO: | 08/01007/DC |
| STATUTORY DECISION DATE: | 12 March 2009 |
| WARD/PARISH: | PARK EAST |
| LOCATION: | St Augustine's RC Primary School, Beechwood Avenue |
| DESCRIPTION: | Erection of metal framed cycle parking shelter and retention of existing cycle parking shelter (additional plans and photographs received 24 February 2009) |
| APPLICANT: | Director of Corporate Services |

APPLICATION AND SITE DESCRIPTION

This is an application submitted under Regulation 3 of the Town and Country Planning Regulations 1992, which involves the erection of a metal framed cycle parking shelter to house twenty cycles. It would be sited in front of the western elevation of the main St Augustine's' RC Primary School building. The shelter would measure 8.5m long; 2.2m wide with an overall height of 2.2m. It is of a curved design with clear opal triple polycarbonate covering and the steel frame would be painted with a green finish.

Following a visit to the application site, officers noted that there was existing shelter on site, which had erected without the benefit of planning permission. As a result, the existing shelter has been incorporated into this application. It is of a similar design to the proposed but it measures 4m long by 2m high. It is also situated to the front of the main school building on an area of hard standing.

A Design and Access Statement have accompanied the application.

The application site is part of the Stanhope Road/Grange Road Conservation Area and the trees within the site are covered by the Borough of Darlington Tree Preservation (No 3) 2006. The surrounding area is predominately residential.

PLANNING HISTORY

None relevant

PLANNING POLICY BACKGROUND

The relevant policies within the Borough of Darlington Local Plan are:

- E2 Development Limits
- E3 Protection of Open Land
- E29 The Setting of New Development
- E46 Safety and Security
- H15 The Amenity of Residential Areas
- T38 Public Cycle Parking

Government guidance relating to conservation areas is contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment

RESULTS OF CONSULTATION AND PUBLICITY

No objections have been received following the consultation exercise with local residents.

Sport England

Sport England is satisfied that the proposed shelter is not location on a playing field.

PLANNING ISSUES

The existing shelter is a well used and therefore the current level of cycle parking provision is insufficient due to the success of the Sustainable Travel to School initiative. The provision of a further cycle storage area would contribute towards meeting the targets of the School Travel Plan 2006 -2011 of providing appropriate infrastructure. The aims of providing the cycle storage are:

- To improve access to education, particularly for those without access to a private car, those with a disability and to those that have the greatest need;
- To provide and promote travel choices to all, in particular to reduce the proportion of car driver trips to and from schools;
- To improve safety and security for all by addressing the real and perceived risks
- To improve the health of the community through increasing levels of sustainable travel

The main issues to be considered here are whether or not the development is acceptable in the following terms:

- Impact upon the Visual Appearance and Character of the Conservation Area;
- Residential Amenity
- Highway Safety
- Impact on Trees

Visual Appearance

The application site consists of the main school buildings along with the associated car parking areas and playing fields and it is situated within the Stanhope Road /Grange Road Conservation Area. The shelters are situated at the front (west elevation) of the school building. They would not be out of keeping with the character of the site and the existing school buildings.

The line of trees on the boundary of the site creates a significant visual barrier. Clear views of the shelters from Beechwood Avenue are restricted to the existing vehicular and pedestrian accesses.

The Council's Conservation Officer has raised no objections to the proposal and considers that the shelters will not have a negative impact upon the Stanhope Road/Grange Road Conservation Area

Residential Amenity

The shelters would be sited within the grounds of the school and well away from any residential dwellings, which surround the application site. It is considered that the development will not have a detrimental impact upon the amenities of the nearby dwellings.

Highway Safety

The Council's Traffic Manager has raised no objections to the development.

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 existing shelter is well used and the provision of the additional cycle parking shelter will help to meet the increased need for a further secure cycle parking area. The provision of a cycle storage area would also contribute towards meeting the targets of the School Travel Plan 2006 - 2011 for providing appropriate infrastructure. The siting and design of the shelters does not raise any residential amenity; visual amenity or highway safety issues. The following policies within the Borough of Darlington Local Plan were considered:

- E2 Development Limits
- E3 Protection of Open Land
- E29 The Setting of New Development
- E46 Safety and Security
- H15 The Amenity of Residential Areas
- T38 Public Cycle Parking

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 AND SUBJECT TO THE FOLLOWING CONDITIONS

- A3
- B5

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

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