

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 13 January 2010 **Page**

APPLICATION REF. NO: 09/00807/DC

STATUTORY DECISION DATE: 13 January 2010

WARD/PARISH: HAUGHTON WEST

LOCATION: St Bede's Roman Catholic Primary School,
Kingsway, Darlington DL1 3ES

DESCRIPTION: Installation of metal framed cycle parking shelter
to store 40 No. cycles

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.

St Bede's Roman Catholic Primary School is of a single storey brick construction and is surrounded by residential properties on Kingsway. The boundary treatment to the school site includes fencing with trees and shrubs.

Planning permission is sought for the installation of a metal framed cycle parking shelter, to store 40 No. cycles. The cycle shelter would be approximately 6.2m by 10m and some 2.2m in height. The structure would feature curved sections giving it a tubular appearance. The shelter would have a steel frame and polycarbonate covering.

The cycle shelter would be located to the north of the school building on part of a grassed area close to the main playing yard and field.

There is a target in the School's travel plan (2006 to 2011) to provide appropriate infrastructure in relation to secure cycle storage as no provision is currently made.

A previous application for a cycle shelter was granted planning permission on 3 August 2009. The cycle shelter would have been sited to the north of the school building on part of a irregular shaped grassed area separated from the main playing field and yard by a footpath linking the school to the northern part of Kingsway. This location was subsequently found to be unsuitable and hence a new application has been submitted with a revised location.

PLANNING HISTORY

85/00174/DM, on 22 May 1985 planning permission was granted for the erection of an extension to the existing school.

92/00484/MISC, on 28 September 1992 planning permission was granted for the erection of a single storey classroom extension.

98/00739/DC, on 13 January 1999 planning permission was granted for an extension to form an additional classroom.

09/00413/DC, on 3 August 2009 planning permission was granted for the installation of a metal framed cycle parking shelter, to store 40 No. cycles

PLANNING POLICY BACKGROUND

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

E2 – Development Limits
E3 – Protection of Open Land
E29 – The Setting of New Development
E23 – Nature and Development
E48 – Noise Generating Development
H15 – The Amenity of Residential Areas
T38 – Public Cycle Parking
R1 – Designing for All
R24 – Open Space Provision
R25 – Provision of Community Facilities

Policy 22 (The Design of Open Spaces) of the Darlington Open Space Strategy 2007 – 2017 is also relevant

RESULTS OF CONSULTATION AND PUBLICITY

Occupiers of neighbouring properties have been consulted on the proposal and a site notice has been displayed. No objections have been received.

The Highways Engineer raised no objections to the proposal.

Sport England have been consulted and raised no objection to the application.

PLANNING ISSUES

There is currently no provision at the School for cycle storage and by providing the shelter, the number of persons being able to cycle to school will increase. The provision of a cycle storage area would contribute towards meeting the targets of the School Travel Plan (2006 to 2011).

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 proposed development is acceptable in the following terms:

- Planning Policy
- Visual Amenity
- Residential Amenity
- Protected Species

Planning Policy

The school grounds are identified in the Borough of Darlington Local Plan as being open land. Policy E3 (Protection of Open Land) of the Local Plan states *inter alia* that permission will not be granted for development which inflicts material harm on:

- The visual relief afforded by the system in built up areas;
- The character and appearance of the locality through loss of openness and greenery;
- Facilities for organised sport;
- Facilities available for informal recreation; and
- Areas recognised for their nature conservation or wildlife interest.

The cycle store would be located on a small area of land to the north of the school building. The shelter would not harm the visual relief afforded by the school grounds or harm the character of the locality through loss of openness. The proposal would not harm any facilities for formal sport. Taking into account the limited scale of the cycle shelter and its siting, the proposal would not be harmful to informal recreational activity. The proposal, therefore, accords with Policy E3 (Protection of Open Land) of the Local Plan.

Policy T38 (Public Cycle Parking) of the Local Plan states that cycle parking will be provided in appropriate locations.

Visual Amenity

The proposed single storey cycle shelter would be situated to the rear of the school building on a grassed area adjacent to the existing play area. It would not be out of keeping with the character of the site and the existing school buildings. It would not be highly visible from any public viewpoints due to the trees and shrubs along the boundary. The proposed development would not have a detrimental impact upon the character of the surrounding area and therefore accords with Policy E29 (The Setting of New Development) of the Local Plan.

Residential Amenity

The nearest residential dwellings are on the opposite side of Kingsway more than 40m from the site of the proposed cycle shelter. The proposal would not significantly increase any activities from pupils in this section of the school grounds and it is considered that the siting of the shelter in this location would not have a detrimental impact upon the amenities of the occupiers of neighbouring dwellings. The proposal, therefore, accords with Policy H15 (The Amenity of Residential Areas) of the Local Plan.

Protected Species

The site is over 400m from a Great Crested Newt breeding pond. At this distance it is unlikely that newts would be found in the area of the proposed cycle shelter. The relatively small scale of

the proposal and its location on a grassed area next to the school building is such that any impact on Great Crested Newts is unlikely. The risk assessment facility on Natural England's Internet Site has been utilised and confirms that the proposal has a low risk in this regard. The proposal accords with Policy E23 (Nature and Development) of the Local Plan.

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

There is currently no provision at the School for cycle storage and by providing the shelter, the number of persons being able to cycle to school will increase. The provision of a cycle storage area would also contribute towards meeting the targets of the School Travel Plan (2006 to 2011) for providing appropriate infrastructure. The siting and design of the shelter 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
- E23 – Nature and Development
- E48 – Noise Generating Development
- H15 – The Amenity of Residential Areas
- T38 – Public Cycle Parking
- R1 – Designing for All
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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 (3 years)
2. B5 Detailed Application (Accordance with Plans)

Suggested summary of reasons for granting planning permission

The proposed development is considered acceptable and will not cause significant harm to the character and appearance of the area. The proposal has no significant impacts in terms of residential amenity. The proposal does not adversely impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in light of the following Policies of the Borough of Darlington Local Plan 1997:

- E2 – Development Limits
- E3 – Protection of Open Land
- E29 – The Setting of New Development
- E23 – Nature and Development
- E48 – Noise Generating Development
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