

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 27 August 2008**

**Page**

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<b>APPLICATION REF. NO:</b>	<b>08/00496/DC</b>
<b>STATUTORY DECISION DATE:</b>	<b>14 August 2008</b>
<b>WARD/PARISH:</b>	<b>FAVERDALE</b>
<b>LOCATION:</b>	<b>Alderman Leach Primary School</b>
<b>DESCRIPTION:</b>	<b>Siting and installation of 2 No. single storey temporary modular buildings, comprising classroom area with separate cloaks and toilet facilities (as amended by plans received 29 July 2008)</b>
<b>APPLICANT:</b>	<b>Director of Corporate Services</b>

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**APPLICATION AND SITE DESCRIPTION**

This is an application submitted under Regulation 3 of the Town and Country Planning Regulations 1992 for the erection of two single storey modular classrooms within the grounds of Alderman Leach Primary School and the buildings would be on site for 24 months. Alderman Leach Primary School is a modern school building located within the West Park development, which is a mix of residential properties, commercial units, a hospital and a public park in the north west of Darlington.

**PLANNING HISTORY**

03/00774/DC - -In October 2003 planning permission was GRANTED for a new 315 pupil primary school and 26 place nursery

**PLANNING POLICY BACKGROUND**

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

- E2 Development Limits
- E29 The Setting of New Development
- H15 The Amenity of Residential Areas
- R2 Access For People with Disabilities
- R25 Provision for Community Facilities and Services

**RESULTS OF CONSULTATION AND PUBLICITY**

No objections received following the Council's consultation and publicity exercise

**Sport England**

Sport England confirms that whilst the grassed area is technically playing field, due to its size and shape, it is unable to accommodate a playing pitch or part of a playing pitch. As a result Sport England raise no objections to the proposed development

**PLANNING ISSUES**

The main issues to be considered here are whether or not the building is in keeping with the visual appearance and character of the area and also results in any adverse residential amenity issues.

The two classrooms are required to accommodate an extra intake of approximately 50 – 60 children. The units are single storey and measure 9m long by 7.3m wide. They would be sited on an unused grassed area to the southwest of the site between the school building and the Multi Use Games Area (MUGA). The plans have been amended to show the repositioning of a existing footpath link between the school building and the MUGA. Whilst the buildings are not in keeping with the character of the existing school they are only a temporary measure and similar buildings have been installed at other schools in the Borough. It is deemed appropriate to attach a planning condition restricting the time period of the buildings and to ensure that they are removed after 24 months.

The nearest dwellings are approximately 125m to the west and 110m to the north. The development would not have an adverse impact upon the amenities of these residential units.

There is a concern from the Council's Traffic Manager with the pick up and drop off activity of parents/carers. Introduction of additional classroom area will undoubtedly increase the number of children at the school and the number of vehicles dropping off/picking up. However the Highways Division are about to embark on a consultation exercise for introduction of Traffic Regulation Orders on John Fowler Way and Alderman Leach Drive, and this scheme should control inconsiderate parking. Parking is available in the Community Centre car parks and this should be sufficient to cater for the existing and projected increase in parking requirement. Consequently, there are no highway objection to the proposal.

**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 as the buildings are of a temporary nature and will not give rise to conditions prejudicial to residential amenity or highway safety. The application does not raise any issues in relation to highway safety or crime prevention. The development would comply with the following policies within the Borough of Darlington Local Plan:-

E2 Development Limits  
E3 Protection of Open Land  
E29 The Setting of New Development  
R1 Designing For All  
R25 Provision of Community Facilities and Services

### **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 - Implementation Limit (Three Years).
- The permission hereby granted shall be for a limited period only expiring on 27 August 2010 when the buildings shall be removed and the site restored to its previous condition as a field  
REASON – The buildings are not something that the Local Planning Authority is prepared to approve, other than for a limited period, in view of their appearance and the need to provide alternative short term classroom accommodation.
- B5 - Detailed Drawings (Accordance with Plan).

### **SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION**

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