

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 2 April 2008

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APPLICATION REF. NO:	07/00599/RM1
STATUTORY DECISION DATE:	28 April 2008
WARD/PARISH:	LINGFIELD
LOCATION:	Eastbourne Academy, Hundens Lane, Darlington, DL1 1JG
DESCRIPTION:	Details of layout, scale and appearance pursuant to outline planning permission 07/00599/DC dated 22 October 2007 for academy school with associated parking, sport facilities and infrastructure (amended plans received 18 March 2008)
APPLICANT:	DIRECTOR OF CORPORATE SERVICES

APPLICATION AND SITE DESCRIPTION

The application site comprises part of the existing Hundens Park and extends to some 6.4 Hectares in area. The site is bounded to the west by residential properties in Arnold Road and in the southwestern corner by Hundens Park Care Home. Eastbourne Comprehensive School lies to the south whilst the remainder of Hundens Park and an area of rough grassland are situated to the east. To the north the site is bounded by a small plantation of trees beyond, which is located Arnold Road Pond.

The site is relatively level and consists of a large expanse of open grassland and is presently laid out to provide six football pitches. Mature trees are located around the western and northern perimeter boundaries with extensive hedgerows around the remainder of the site.

This is a Reserved Matters application which seeks approval for layout, scale and appearance following the grant of planning permission (Ref: 07/00599/DC) for the erection of a new Eastbourne academy school with associated car parking, sports facilities and infrastructure. Means of access was approved as part of the outline application.

Briefly the application proposes:-

- A two storey academy school building;
- A separate single storey building, incorporating a plant room, biomass store and sprinkler tank plant;
- Three sports pitches;
- Cricket pitch;
- A multi use games area (MUGA);

- 70 Staff parking spaces or staff and an additional 24 car parking spaces for parents and visitors with 5 accessible spaces provided close to the building entrance.;
- Bus drop off areas within the site; and
- Cycle parking provision for 80 bicycles.

As the application is considered as a 'significant' application the applicant is required to submit a Statement of Community Involvement (SCI). In this case the applicant has carried out a pre application consultation exercise with the local community, which has involved a letter drop and an exhibition of plans.

PLANNING HISTORY

Other than outline planning permission for the Academy there is no relevant history.

PLANNING POLICY BACKGROUND

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

E3 – Protection of Open Land
E11 – Conservation of Trees, Woodlands and Hedgerows
E12 – Trees and Development
E14 – Landscaping of Development
E23 – Nature and Development
H15 – The Amenity of Residential Areas
R1 – Designing For All
R2 – Access for People with Disabilities
R9 – Protection of Playing Pitches
R20 – New Sports and Recreation Development
R26 – Protection of Community Facilities
T12 – New Development Road Capacity
T13 – New Development Standards
T24 – Parking and Servicing Requirements for New Development.

RESULTS OF CONSULTATION AND PUBLICITY

One letter has been received objecting to the application on the following grounds: -

- *We are disappointed that the site chosen is Hundens Lane; we thought that the top of Yarm Road was better as it would have hopefully taken away the problem of litter from those who attend the school now. The new site means continued and even increased litter in our streets and gardens from the passing youth.*

Darlington Association on Disability have commented that they have no objection to the proposed scheme.

The Durham Constabulary Architect Liaison Officer has made no particular comments on the proposed scheme but simply identifies a number of criteria that it should seek to address.

Sport England have been consulted on the application but their comments have not been received in time to be incorporated within this report. Any comments they may have to make will be reported verbally to members.

PLANNING ISSUES

The main issues to be considered are:-

- Residential Amenity
- Layout and Appearance
- Trees
- Highway Matters

Residential Amenity

The nearest dwellings to the site are situated to the west in Arnold Road. A separation distance of 21m is provided between the closest house and the site boundary and 55m to the academy building itself. In view of this physical relationship between the school building complex and neighbouring residential properties there is unlikely to be any adverse effects on the amenities currently enjoyed by the occupiers of those dwellings.

Layout and Appearance

The academy building would be of a contemporary style, two storey in height and takes the form of a central core with wings extending from this. It would be of a shallow pitched roof design with a maximum height of 11.5m. A range of external materials are proposed to reflect the modern design of the building and include fairfaced concrete blockwork, white and purple render, terracotta tiles, and aluminium cladding.

The separate single storey building incorporating the plant room and other various stores is a fairly simple design. Again this has a shallow roof and has a maximum height of 3.5 m excluding the ventilation flues. Externally the building would be finished in composite powder coated panels.

The proposed layout ensures that access to the academy is accessible by all modes of transport and provides for a pedestrian/cycle link to the existing Eastbourne Academy complex to the south.

In terms of its scale and massing and appearance the proposed building complex is considered acceptable and would not cause any detriment to the visual amenities of the locality.

Trees

There are no trees on the site which are protected by Tree Preservation Orders. In the main the existing tree coverage on the site would not be affected by the proposed development other than those situated around the existing vehicular entrance off Hundens Lane which would need to be modified to provide acceptable access arrangements. As a consequence suitable tree protection measures will need to be in place prior to the commencement of work. This has been secured through the imposition of a condition to the outline planning permission. A number of trees along the western boundary with properties in Arnold Road have been identified for removal due to their poor condition.

It is proposed to plant additional trees as part of the proposed development which form part of the landscaping details. These appear elsewhere on this agenda under ref: 07/00599/RM2.

Highway Matters

The Council's Highway Engineer has raised no objections to the proposal on highway or other traffic grounds. The level of car parking provision is considered acceptable.

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 scale, layout and appearance of the development is considered acceptable and will not harm the visual amenities of the area. The development has no significant impacts in terms of loss of daylight or sunlight to adjoining dwellings and maintains adequate levels of privacy. The application is not considered to raise any issues in relation to car parking provision, highway safety or crime prevention. Consequently it is considered that there are no material reasons to withhold a grant of planning permission.

RECOMMENDATION

THAT RESERVED MATTERS RELATING TO LAYOUT, SCALE AND APPEARANCE, PURSUANT TO OUTLINE PLANNING PERMISSION 07/00599/DC FOR THE ERECTION OF EASTBOURNE ACADEMY SCHOOL WITH ASSOCIATED PARKING, SPORTS FACILITIES AND INFRASTRUCTURE BE APPROVED.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The scale, layout and appearance of the development is considered acceptable and will not harm visual amenities of the area. The development has no significant impacts in terms of loss of daylight or sunlight to adjoining dwellings and maintains adequate levels of privacy. The application is not considered to raise any issues in relation to car parking provision, highway safety or crime prevention. Therefore the proposed development is considered to comply with the policies in the development set out below:-

Borough of Darlington Local Plan (1997, with alterations 2001)

E3 – Protection of Open Land

E11 – Conservation of Trees, Woodlands and Hedgerows

E12 – Trees and Development

E14 – Landscaping of Development

E23 – Nature and Development

H15 – The Amenity of Residential Areas

R1 – Designing For All

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