

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 2 April 2008

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APPLICATION REF. NO: 07/00599/RM2

STATUTORY DECISION DATE: 6 June 2008

WARD/PARISH: LINGFIELD

LOCATION: Eastbourne Academy, Hundens Lane, Darlington, DL1 1JG

DESCRIPTION: Details of landscaping pursuant to Outline Planning Permission 07/00599/DC dated 22 October 2007 for academy school with associated parking, sports facilities and infrastructure (amended plans received 17 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 south western 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 details of landscaping 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.

A separate Reserved Matters application concerning layout, scale and appearance in respect of the new Academy appears elsewhere on this agenda under 07/00599/RM1.

Briefly the application proposes:-

A detailed landscaping scheme incorporating mitigation measures set out in the newt mitigation report with the outline planning application.

PLANNING HISTORY

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

PLANNING POLICY BACKGROUND

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

- E11 – Conservation of Trees, Woodlands and Hedgerows
- E12 – Trees and Development
- E14 – Landscaping of Development
- E23 – Nature and 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.*

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 whether the landscaping details are acceptable and whether the scheme provides satisfactory newt mitigation measures required under the outline planning permission.

The proposed scheme ensures, in the main, the retention of the existing tree coverage on the site whilst incorporating additional tree planting. The scheme uses predominantly native trees, hedgerows and grassland. The planting scheme is centred on two main areas. The area around the building complex itself and the area on the eastern side of the site identified for the newt mitigation measures. The mitigation measures include the provision of a number of small ponds with reed beds. This part of the scheme also incorporates scrub, shrubs and some tree planting. A 2.4 m high weld mesh fence would segregate the Academy and its grounds from the ponds and the associated planting areas here.

Overall the landscaping details and newt mitigation measures are 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 submitted landscaping details ensure the retention of the bulk of the existing tree coverage on the site and include the planting of additional native trees. The scheme in general is likely to improve the local environment visually and be beneficial to the creation of wildlife habitats.

RECOMMENDATION

THAT RESERVED MATTERS RELATING TO LANDSCAPING, 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 submitted landscaping details ensure the retention of the bulk of the existing tree coverage on the site and include the planting of additional native trees. The scheme in general is likely to improve the local environment visually and be beneficial to the creation of wildlife habitats. 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)

E11 – Conservation of Trees, Woodlands and Hedgerows

E12 – Trees and Development

E14 – Landscaping of Development

E23 – Nature and Development