

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 2 April 2008

Page

APPLICATION REF. NO:	08/00088/FUL
STATUTORY DECISION DATE:	2 May 2008
WARD/PARISH:	SADBERGE AND WHESSOE
LOCATION:	Proposed Phase 4, Morton Palms Business Park, Alderman Best Way, Darlington
DESCRIPTION:	Erection of four storey office with associated car parking and external works (amended and additional plans received 25 February 2008)
APPLICANT:	CITY AND NORTHERN

APPLICATION AND SITE DESCRIPTION

The application site is part of the employment site currently being developed as Morton Palms Business Park. It is situated to the west of the A66 Trunk road and to the south of the Morrison's Complex and is accessed from the existing B6280 roundabout to the north.

Planning permission is sought for Phase 4 of the development, which encompasses an area of land to the south of the existing buildings and to the west side of the access road within the development. The development would consist of an L-shaped four-storey office building with associated parking to the south of the building and landscaping.

The scheme has been designed to complement the existing office buildings in terms of appearance and scale, using similar materials, large windows and feature block work. Access to the site would be as existing.

A Design and Access Statement has been submitted as required by the Regulations.

PLANNING HISTORY

00/00744/OUT – In December 2000 planning permission was granted in outline for a prestige Business Park incorporating uses B1 offices, B2 general industrial, B8 warehousing and ancillary leisure uses.

00/00744/RM2 – In November 2002 a reserved matters application was approved pursuant to the above outline planning permission for the erection of two storey class B1 offices on plot 11.

03/00784/RM – In September 2003 a reserved matters application was approved for the siting, design, external appearance & landscaping of the above outline planning permission.

06/00688/FUL – In September 2006 planning permission was granted for the erection of a portable building to provide temporary delicatessen.

07/00496/FUL – In September 2007 planning permission was granted for the erection of 7 No. Office buildings (providing 21 separate units) and delicatessen, together with associated access roads, parking and landscaping.

PLANNING POLICY BACKGROUND

The following policies of the development plan are relevant: -

E2 – Development Limits

E14 – Landscaping of Development

E16 – Appearance from Main Travel Routes

E25 – Energy Conservation

E29 – The Setting of New Development

EP2 – Employment Areas

EP7 – Office / Business Park Development

T12 – New Development – Road Capacity

T13 – New Development – Standards

T24 – Parking and Servicing Requirements for New Development

T31 – New Development and Public Transport

RESULTS OF CONSULTATION AND PUBLICITY

No objections.

Northumbrian Water has been consulted and has raised no objections to the proposed development however has made the developer aware about the position of an existing water main within the vicinity of the development.

The Highways Agency has been consulted and has raised no objections to the proposed development.

The Council's Highways Officer has been consulted and has raised no objections to the proposed development.

The Council's Transport Policy Officer has been consulted and has made no comments on the proposed development.

The Council's Arboricultural Officer has been consulted and has raised no objections to the proposed development.

The Environment Agency has been consulted and has raised no objections to the proposed development.

The Council's Estates Officer has been consulted and has raised no objections to the proposed development.

The Council's Environmental Health Officer has been consulted and has raised no objections to the proposed development.

Northern Electric has been consulted and has raised no objections to the proposed development.

Northern Gas Networks has been consulted and has raised no objections to the proposed development.

The Council's Building Control Officer has been consulted and has made no comments on the proposed development.

The Council's Rights of Way Officer has been consulted and has made no comments on the proposed development.

The County Archaeologist has been consulted and has made no comments on the proposed development.

North East Assembly has been consulted and has made no comments on the proposed development.

One North East has been consulted and has made no comments on the proposed development.

The Police Architectural Liaison Officer has been consulted and has made no comments on the proposed development.

Durham Tees Valley Airport has been consulted and has made no comments on the proposed development.

Sadberge Parish Council has been consulted and has made no comments on the proposed development.

Council for Protection of Rural England has been consulted and has made no comments on the proposed development.

PLANNING ISSUES

The main planning concerns in the determination of this application are:

- Planning Policy
- Visual amenity
- Highway Issues
- Section 17 of the Crime and Disorder Act 1998

Planning Policy

The application is submitted in respect of the next phase of development of the site. There has been no material change in planning circumstances on the site in terms of planning policy. The site is within the development limits and the development complies with E2 (Development Limits), EP2 (Employment Areas) and EP7 (Office / Business Park Development) of the Borough of Darlington Local Plan respectively. The site has already been the subject of a phased development and is acceptable in principle with a time-expired outline approval for office development of the whole site.

The proposal is considered to be acceptable in the light of the above policy context. Other issues to consider are all detailed matters of development control, which will be considered in the following sections of this report.

Visual Appearance

The layout, scale, design and appearance of the proposal are considered to be acceptable and consistent with the prestige employment development within the remainder of the site.

It is recommended that a planning condition be attached to any approval for submission and agreement of a landscaping scheme.

Highway Issues

The original planning permission was the subject of a number of planning conditions in respect of highway matters. Some of these related to off-site works, which have already been completed and are linked to the earlier phases of the development. The remainder related to management of traffic generation and circulation within the site and it is recommended that a travel plan condition (as agreed with the developer) be attached to any planning approval.

The Council's Highways Officer has been consulted and has raised no objections to the proposed development subject to a planning condition to secure submission and agreement of details of cycle parking.

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 application site is located in an area of existing commercial and employment related use or in an area allocated for such a use in the development plan. The design and layout of the development is considered acceptable and the development will not give rise to conditions prejudicial to amenity or highway safety. The proposed development accords with the relevant policy in the adopted development plan set out below:

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) A3 Implementation Limit (Three Years)
- 2) B4 Details of Materials (Samples)
- 3) B5 Detailed Drawings (Accordance with Plan)
- 4) E2 Landscaping (Submission)

- 5) E5 Boundary Treatment Submission
- 6) Prior to the occupation of any part of the buildings, the loading, unloading and turning space and parking spaces (including spaces for people with disabilities) shall be provided within the curtilage of the site, in accordance with the scheme shown on drawing no. 07051/005B and such spaces shall be permanently available and not used for any other purpose.

REASON – In order that adequate on-site parking is available prior to the use of the buildings.

- 7) Prior to the commencement of the development hereby approved, a detailed Travel Plan shall be submitted and agreed with the Local Planning Authority. The Travel Plan shall follow current best practice to achieve reductions in the use of the private car throughout the development. Thereafter, the development shall be carried out in accordance with the terms of these agreed Travel Plan documents.

REASON – To ensure that the site operates according to sustainable transport principles.

- 8) Prior to the commencement of the development hereby approved a travel plan co-ordinator shall be appointed and in post and the post shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON – To ensure that all elements of the site operate according to sustainable transport principles.

- 9) J2 Contamination
- 10) Prior to the commencement of the development hereby approved, details of secured cycle parking provision on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The approved stands shall be provided and maintained in the approved manner.

REASON – To ensure adequate provision for cycle parking on the site.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The application site is located in an area of existing commercial and employment related use or in an area allocated for such a use in the development plan. The design and layout of the development is considered acceptable and the development will not give rise to conditions prejudicial to amenity or highway safety. The proposed development accords with the relevant policy in the adopted development plan set out below:

Borough of Darlington Local Plan (1997)

E2 – Development Limits

E14 – Landscaping of Development

E16 – Appearance from Main Travel Routes

E25 – Energy Conservation

E29 – The Setting of New Development

EP2 – Employment Areas

EP7 – Office/Business Park Development
T12 – New Development – Road Capacity
T13 – New Development – Standards
T24 – Parking and Servicing Requirements for New Development
T31 – New Development and Public Transport

INFORMATIVE TO BE INCLUDED SHOULD PLANNING PERMISSION BE GRANTED

The applicant is advised that contact must be made with the Assistant Director: Highways and Engineering (contact Ms. P Goodwill 01325 388760) to discuss naming and numbering of the development.