

Pre-Application Planning Applications Committees Meeting Notes

**Pre- application meeting: Central Park
22 February 2012**

Attendees:-

Mark Massey – ID Partnership (architect)

Nigel Bell – Yuill Homes

Colin Bennett – Keepmoat Homes

Cllr. Regan

Cllr. Knowles

Cllr. Long

Cllr. Copeland

Cllr. Cossins

Cllr. L. Haszeldine

Cllr. Lee

Cllr. Macnab

Roy Merrett – DBC

Alan Glew – DBC

Dave McGaughey - DBC

Respondent	Summary of Points
Mark Massey	<ul style="list-style-type: none"> • Referred to central spine running through the development as unifying feature. • The position and form of the development cells flow from this. • Substantial areas of planting proposed / need to create attractive spaces and living environments • Want to create attractive public spaces incorporating existing greenery where possible • Proposed to locate local centre within northern part of site • Traffic calming elements will be provided • Longer term ambition to allow for pedestrian / cycle crossing of railway line to promote accessibility to and from the site. • Proposal for 450 dwellings in total between 35 – 40 dwellings per hectare. Propose 2 parking spaces within each plot • Planning application anticipated shortly (Easter) • Green swathe with water envisaged in early part of development. Construction to be started in the northern part of the site.
<p>Questions from Members</p> <p>Cllr Lee</p>	<p>Q - Play provision?</p> <p>A - want to encourage active play and leisure experience for all age</p>

	<p>groups e.g. trim tracks. Play equipment to be of high quality</p> <p>Q -Affordable housing? A -Affordable housing to be incorporated in scheme.</p> <p>Q - Responsibility for maintenance of green spaces? A- It is proposed that the public realm areas are to be privately managed with a private fund. Site occupiers will pay into this maintenance fund.</p> <p>Q - Code for sustainable homes? A - CSH – level 3 / district heating considered but viability of scheme may not allow for this.</p> <p>Q - Drainage arrangements? A – To be substantially based on SUDS principles.</p> <p>Q - Bus service access? A -Busses through the site only but want to avoid rat run for private vehicles so bus gate to be incorporated.</p> <p>Q – Where will proposed railway pedestrian / cycle crossing bridge link to? A – It is intended that the bridge will connect the site with the town centre fringe regeneration area</p> <p>Q- Is it still proposed to develop live work units on the site. A – There is to be provision for this type of development within the masterplan in the southern part of the site.</p>
Cllr. MacNab	<p>Q - Anticipated population? A - In excess of 1000.</p> <p>Q -Education provision to be incorporated? A- will need to be considered as part of the planning process</p> <p>Q - Haughton Rd - Provision for access / egress to the site A - Should be no problem as no. of res. units reduced compared to previously approved scheme – so impact on infrastructure should be less. Need to be mindful of college and university – do not want traffic to interfere with these operations.</p>
Cllr. Haszeldine	<p>Q - Protection of existing green space within the area? A- want to ensure that some existing wilder green spaces are protected for biodiversity purposes.</p> <p>Q - Provision for retail? A – Local centre to be placed in a prominent location accessible to</p>

	college footfall.
Cllr. Copeland	<p>Q -What proposals are there in terms of linkages to the rail station?</p> <p>A – There is a longer term ambition to put in a pedestrian / cycle bridge across Yarm Road to promote access to and from the station.</p> <p>Q - Keen to make sure that the public are informed of proposals – there is significant interest</p> <p>A – Acknowledged</p> <p>Q -Can artistic elements of scheme draw on the towns’s railway heritage?</p> <p>A- This can be taken into account</p>
Cllr. Long	<p>Q - Queries regarding views of site from railway line. Positive views needed including of attractive commercial environment</p> <p>A - Want to exploit opportunities for positive and attractive views into the site from the railway. Looking at potential for 3 enterprise zone areas</p> <p>Various bids being made for development finance to realise the scheme. Envisage residential elements being delivered first with commercial to follow.</p> <p>Q - Provision for art</p> <p>A - Art to be provided through the site</p> <p>Q -Pedestrian access from Yarm Rd. to college</p> <p>A - Access to college from Yarm Road is being considered</p>
Cllr. Cossins	<p>Q - Concerns that residents may feel that public spaces should be for residents of the area only rather than wider public given proposed private maintenance regime.</p> <p>A- Civic spaces / public realm will need to be accessible for all.</p>
Cllr. Knowles	<p>Q - Traffic calming measures?</p> <p>A – Traffic calming to incorporate landscape features / want to ensure that pedestrians and cyclists feel confident.</p>

**Pre- application meeting: Central Park
28 March 2012**

Attendees:-

Mark Massey – ID Partnership (architect)
Scott Ritchie - ID Partnership (architect)
Ian Prescott - Keepmoat Homes

Cllr. Baldwin
Cllr. Cossins
Cllr. I. Haszeldine
Cllr. Johnson
Cllr. Lee
Cllr. Long
Cllr. Lyonette
Cllr. Macnab

Roy Merrett – DBC
Jill Thwaite – DBC
Tim Crawshaw - DBC

Respondent	Summary of Points
Mark Massey	<ul style="list-style-type: none">• The points raised at the previous pre-application meeting are being considered.• Green linear park within the site /SUDS ponds to be provided at an early stage of development• Public consultation is to follow soon• Project is to draw on employment and training from within the local area and linkages with local schools• Traffic calming measures to be incorporated to make the area attractive for cyclists and pedestrians – proximity to transport network recognised• Straight forward family streets• The right species of trees.• Detailed design of dwellings including street space is being worked up – high quality• Quality active play approach• Habitat development / open air classrooms

Questions from Members	
<p>Cllr. Baldwin</p> <p>Safety of water areas?</p>	<p>This is being taken into account. Don't want to put children into risky situations</p>
<p>Cllr. Long</p> <p>Would not like to rule out forest trees</p> <p>Would advocate non-budget type hotel if it comprised conference facilities but does not have to be the best hotel to bring jobs to the area</p> <p>Access for non car users?</p> <p>Meeting office / commercial requirements in Darlington</p>	<p>Well understood</p> <p>Potential for bridge development across rail line and Yarm Road</p> <p>Looking to bring forward incubator units and potential for a variety of commercial space within the overall scheme</p>
<p>Cllr. I. Haszeldine</p> <p>Concerned about water feature – anti social behaviour?</p> <p>Poor area for unrecorded crime. Need to ensure development is inclusive</p> <p>Wants existing trees</p>	<p>No barriers to prevent all residents gaining access to the site</p> <p>Will be taken into account</p>

<p>on the site to be incorporated</p> <p>Up market hotel?</p> <p>Housing development in the enterprise zone?</p> <p>Education provision needs to be thought about</p> <p>Concern about through traffic and rat runs</p> <p>Would like to see community uses incorporated</p>	<p>Desirable but not bringing forward at this time</p> <p>Need to allow for flexibility / accommodate potentially different uses</p> <p>Well understood. Also recognise need to avoid conflict with the college.</p>
<p>Cllr. Johnson</p> <p>Maintaining water in ponds?</p> <p>What does premium design mean</p> <p>Compromise on gardens?</p>	<p>Ensure design will allow for SUDS principles in times of flooding and will also provide attractive landscape feature</p> <p>A range of house types would be proposed / there would be a mix.</p> <p>No - 9 – 10m gardens proposed</p>
<p>Cllr Lee</p> <p>Large trees – impact on light to houses?</p> <p>Commitment to high quality housing?</p>	<p>Will take up point with landscape architects.</p> <p>Structured maintenance regime will be put in place to look after common areas of landscaping including water bodies. Will be very selective about variety of trees proposed.</p> <p>CEG very interested in managing these matters well.</p> <p>Aspiration to provide family housing and some bungalows explaining why the number of units have fallen compared to original application.</p>
<p>Cllr Cossins</p> <p>Concern about potential attitude of residents paying a levy to the fact that</p>	

there will be general public access	
Cllr. Lyonette Roundabout or light controlled access from Yarm Road Traffic calming?	This is to be a signal controlled junction Bus gate to be incorporated in scheme