

CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

REPORT TO SPECIAL MEETING OF PLANNING COMMITTEE

25 SEPTEMBER 2006

REPORT OF THE ACTING PLANNING SERVICES MANAGER

ITEM 1 District Matters Recommended Approval

**COPIES OF ALL PLANS, ELEVATIONS AND SUPPORTING DOCUMENTATION
CAN BE VIEWED IN THE PLANNING SERVICES DIVISION PRIOR TO THE
COMMITTEE MEETING**

**COPIES OF PLANS AND ELEVATIONS FOR APPLICATIONS WHERE THE
APPLICANT / OBJECTORS / SUPPORTERS WISH TO SPEAK OR FOR OTHER
MAJOR APPLICATIONS WILL BE DISPLAYED IN THE COUNCIL CHAMBER PRIOR
TO AND DURING THE COMMITTEE**

Reference: 06/00372/NID

- Proposal** Repaving of Market Place area, erection of new site office, new vehicular access point and installation of public realm artwork.
- Location** Market Place South Burns Chester-le-Street Durham
- Applicant** Regeneration Services

The Proposal

This report relates to a full application for the re-development of the Market Place area at South Burns, Chester-le-Street. The proposal is a District Council application, as the proposals have been submitted by the Council's Regeneration Services Team.

Members will recall that the application was deferred at the Planning Committee Meeting on 11 September 2006, in order to allow Officers time to consider the possibility of including new toilet facilities within the scheme. Members will note that this investigation has now been undertaken, and comments on the issue are provided under the heading 'Other Issues', in the Relevant Planning Policies and Consideration Section below.

The proposals are designed to provide for the comprehensive environmental improvement of the Market Place area and comprise new paving, the erection of a new market office, the erection of public artwork features (in the form of new 'coal seam' seating and a contemporary 'railway arch' structure), the installation of 102 new fixed market stalls, a new vehicular access point and soft landscaping features in the form of new trees along the North Burns frontage.

The site is located within the defined retailing area of the Town Centre and is also located within the Town Centre Conservation Area, as detailed in the Local Plan.

Consultation Responses

Durham County Council as Highways Authority for the area raise no objection to the proposal.

The Council's Acting Environmental Health Manager raises no objections.

The Environment Agency raise no objections.

The Conservation Officer at Durham County Council notes that the proposals are designed to provide a new civic space for Chester-le-Street and that they have been the subject of pre-application consultations with their office. It is considered that the scheme proposed will have plenty of interest as a civic space and will have a positive impact on the town both during the day and night. As such no objections are raised.

The application has been advertised by way of press and site notice, and direct mailing to adjacent occupiers. No comments have been received at the time of report compilation.

Relevant Planning Policies and Considerations

County Durham Structure Plan

Policy 48 of the Structure Plan provides support for proposals that enhance the vitality and viability of town centres within the County. Policy 65 of the Structure Plan provides support for proposals that enhance the built environment within the County. The Policy goes on to advise that new development proposals within Conservation Areas must enhance their character. Finally Policies 70 and 71 provide support for proposals that aim to bring about environmental improvements to areas.

Chester-le-Street Local Plan

Policy BE4 of the Local Plan provides relevant advice on the subject of development within Conservation Areas. The Policy advises that development proposals within Conservation Areas will only be permitted provided that the details are acceptable in terms of their impact upon the character of the area. Policy BE7 also provides support for the planting of appropriate landscape features within Conservation Areas.

Policy R5 of the local Plan provides specific support for proposals that would enhance the vitality and viability of the Town's market. The Policy recognises that the market is central to the character and vitality of the wider town centre as a whole and provides policy support for environmental improvement proposals that will help reinforce the market's position within the town. Chapter 5 of the local Plan is devoted purely to the Town Centre. The significance that the health of the Market plays to the overall town centre is referred to in paragraph 5.24. This paragraph of the Plan makes specific reference to the fact that the District Council will bring forward improvements to the layout and design of the Market Place area with a view to improving its appeal, to help secure the best possible variety and standard of stall holders.

In assessing the proposals against these relevant development plan policies it is considered the most important material considerations raised are to assess the impact of the proposals on the character of the Town Centre Conservation area, and furthermore to consider their impact on the stated Local Plan aims of securing long term improvement to the Market Place area.

Looking at the issue of the impact on the Conservation Area, it should be noted that the proposals have been the subject of detailed discussion with Officers, including the Conservation Officer at Durham County Council. This has led to the proposals being refined from those shown on the original draft, with a view to ensuring the detailed design does not harm the character of the area. The developers have sought to demonstrate the quality of their submission, and to explain how it has been arrived at in the context of the existing area, by the submission of an Urban Design Statement to accompany the application. Whilst the detailed design proposals for the artwork are contemporary in their nature (they do not seek to follow the traditional vernacular for the area) they are nevertheless considered to form a vibrant and imaginary design solution for the area, which will fit well with the character of the existing area. Members will note that the proposals have the support of the Conservation Officer, and accordingly it is considered

they are wholly acceptable in terms of their impact on the character of the Town Centre conservation Area.

As discussed above a key theme of the Local Plan (and indeed other strategies of the District Council) is to encourage development proposals which will reinforce the key retail function of the town centre, in particular the Market Place area. In this respect it is considered that the comprehensive re-development scheme proposed will help demonstrate the Council's commitment to the Town Centre and specifically will help provide the opportunity for the Market Place to grow.

The contemporary design solution and art work features will add considerable interest to the area (both during the day and night) and this will have the effect of drawing additional customers into the area. As such it is considered the proposals are fully in accord with relevant development plan policies which seek to enhance the vitality of the Market Place area and wider town centre as a whole.

Other Issue Raised

As mentioned above Members will recall that the application was deferred at the Planning Committee meeting on 11 September 2006. The reason for deferral was to enable Officers time to investigate the possibility of including toilet facilities within the scheme.

In terms of assessing this issue Officers remain of the view that this is not strictly a material planning consideration. The proposals could not be resisted, on accepted planning grounds, due to the fact that the applicant's for the scheme have elected not to include toilet facilities as part of the planning application.

It is also relevant to note that the existing Market Place area, including the Market Office to be demolished as part of the proposals, does not contain any public toilets. As such the application before Members does not lead to a net loss in toilet provision within the Town Centre.

Notwithstanding this strict planning assessment, the Agents for the application have advised that they were originally asked to consider the possibility of including toilets as part of the earlier schemes. This included the most cost effective option of a stainless Steele cubicle. However the estimated capital cost of this was £60,000 with an additional £10-12,000 installation charge. Following this it was estimated that around £14,000 would have needed to have been found for annual maintenance. In light of these estimates Officers considered the costs of providing such a facility within the scheme were prohibitive and accordingly a decision was taken not to progress it any further.

It is also considered relevant to look at the performance of the existing Town Centre toilet facilities at Foundry Lane. These facilities provide for 5 female cubicles and 6 male cubicles / urinals. Figures obtained from the Council's Environmental Services team show that these facilities cost £149,353 to build and have an annual running cost of £47,000. The return on this outlay amounts to an average of 31 people per day using the facilities.

Conclusion

In conclusion it is considered that when assessed on their relevant planning merits the proposals fully comply with the aims of relevant development plan policies which seek to ensure development preserves or enhances the character of the Town Centre Conservation Area. Furthermore it is considered the proposals will help meet stated development plan policy aims that seek to enhance the town centre function of Chester-le-Street and in particular the health of the Market Place.

Whilst Members concern about the lack of toilet facilities as part of the scheme is noted it should be stressed that this is not a material planning consideration. The proposals could not be resisted on these grounds, and rather the scheme has to be considered as submitted for consideration.

Accordingly it is recommended that planning permission be granted.

RECOMMENDATION


Approve – subject to;

01A time limit (3 years)


Extra 1.

Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy BE4 of the Chester-le-Street District Local Plan.

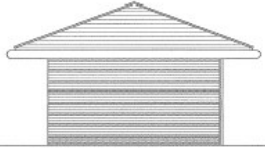
PLANNING COMMITTEE 25 SEPTEMBER 2006




NORTH ELEVATION



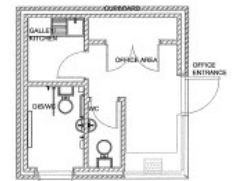
EAST ELEVATION




SOUTH ELEVATION



WEST ELEVATION



PLAN - Internal Area 17sq.m.



SECTION

BRIEF SPECIFICATION

ROOF
 120mm deep Kingspan roof tile composite panels fixed to top hat metal purlins to timber rafter/joist assemblies to BS5203 with galvannead concealed gutters and powder coated fulltopped fascias
 Roof tile and fascias to Antimacule finish
 Profiled metal soffits in light grey finish RAL 1015

EXTERNAL WALLS
 300mm well finished comprising 100mm brick solar leaf, main body 65MM (stock) smooth buff facing bricks with matching bucket handle mortar joints with sills and heads in 65mm (slag) grade smooth blue facing bricks with matching bucket handle mortar joints, 100mm cavity insulation, 100mm inner leaf concrete blocks with two coat handbrail plaster finish. Powder coated aluminium windows and doors with other solid panel units or double glazed units. Door and window openings secured with powder coated roller shutter doors.

FOUNDATIONS
 225mm deep reinforced foundation slab with 2 layers A193 mesh - Grade 25 OPC


INTERNAL WALLS
 100mm concrete block walls with two coat handbrail plaster to both sides.

FLOOR CONSTRUCTION
 100mm non-slip quarry tiles bonded to 150mm thick reinforced concrete slab on damp proof membrane on 100mm insulation on consolidated hardcore. 100mm high die slatting.


CEILING
 12.5mm plasterboard with atom plaster finish.

JOINERY
 45mm thick solid core paint grade quality doors, softwood rebated frames with 50x25mm rounded architraves.

Notes



No	By	Date	Description	APPROVED BY	DATE

Client:  **Chester-le-Street District Council**

CAPITA SYMONDS
 7 FRODOCK ROAD, BILBERRAY BUSINESS PARK
 BILBERRAY GU11 1TW
 Tel: 01493 375 0010 Fax: 01493 375 0028

For: **Chester le Street Town Centre Regeneration Civic Heart and Culvert**

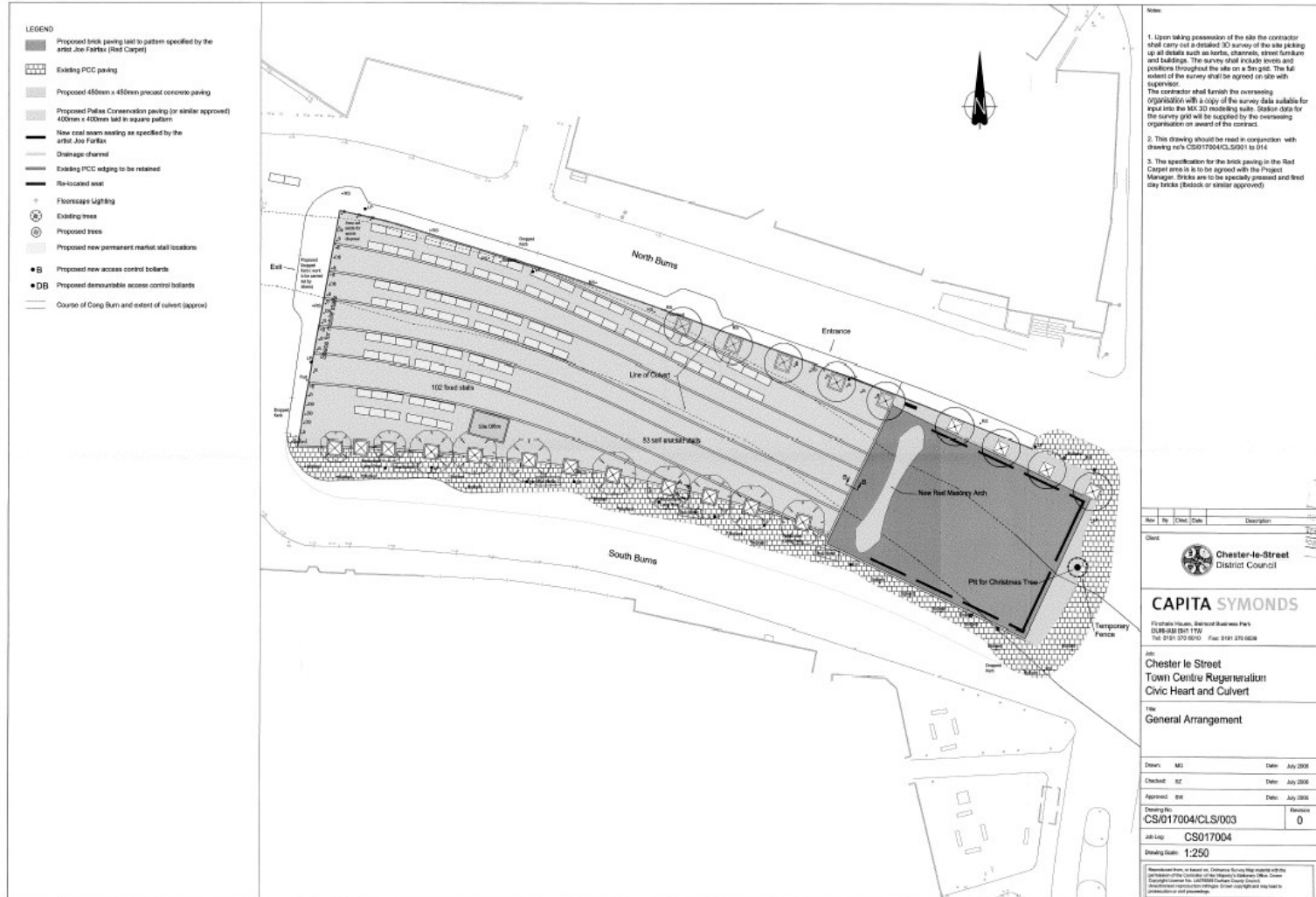
Proposed Plan: **Elevation and Section of Market Office**

Drawn: JMT	Date: July 2006
Checked: SJ	Date: July 2006
Approved: SD	Date: July 2006
Drawing No: CS017004/CLS/008	Revision: 0
Job Log: CS017004	
Drawing Scale: 1:50	DO NOT SCALE THIS DRAWING

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PLANNING COMMITTEE 25 SEPTEMBER 2006



- Notes**
1. Upon taking possession of the site the contractor shall carry out a detailed 3D survey of the site picking up all details such as kerbs, channels, street furniture and buildings. The survey shall include levels and positions throughout the site on a 5m grid. The full extent of the survey shall be agreed on site with supervision. The contractor shall furnish the surveying organisation with a copy of the survey data suitable for input into the SK 3D modelling suite. Station data for the survey grid will be supplied by the surveying organisation on award of the contract.
 2. This drawing should be read in conjunction with drawing no's CS017004-CL/001 to 014
 3. The specification for the brick paving in the Red Carpet area is to be agreed with the Project Manager. Bricks are to be specially pressed and fired clay bricks (Bullock or similar approved)

CHESTER-LE-STREET
PLANNING DEP

REVISED - 7 AUG 2006

No	By	Check	Date	Description

Client: Chester-le-Street District Council

CAPITA SYMONDS
 Firsfield House, Belmont Business Park
 BURNAGE BKT 119J
 Tel: 0191 373 6010 Fax: 0191 273 6228

Job: Chester le Street Town Centre Regeneration Civic Heart and Culvert

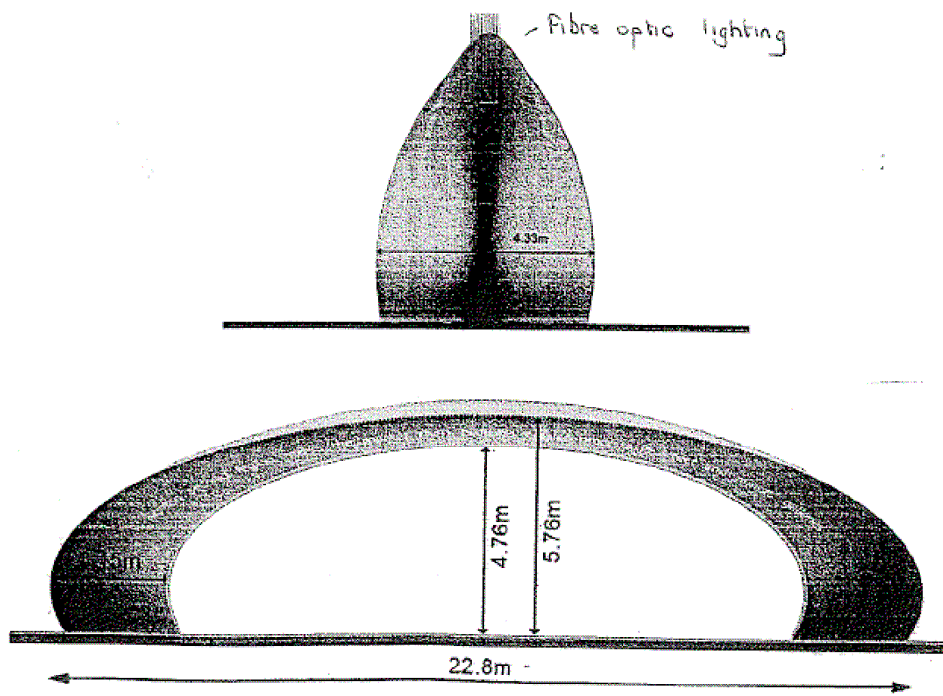
The: General Arrangement

Drawn: MJ	Date: July 2006
Checked: SZ	Date: July 2006
Approved: BJA	Date: July 2006

Drawing No: CS017004/CLS/003	Revision: 0
Job No: CS017004	
Drawing Scale: 1:250	

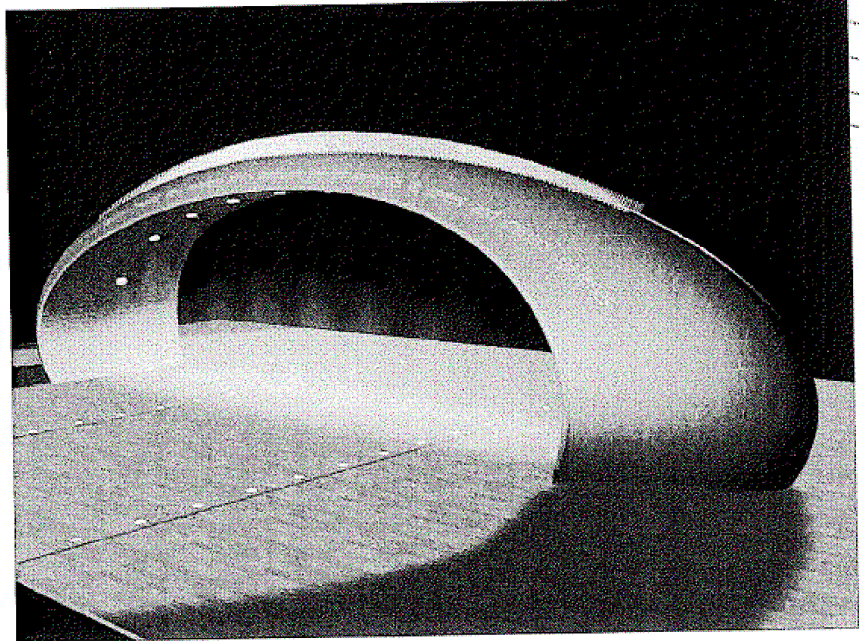
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AL



General design layout for Arch

APPROVED - 7 AUG 2006
ACTION BY



S REED
ACTING PLANNING SERVICES MANAGER