

Item 7

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - COUNTY MATTERS

1. 7/2006/0644/CM

APPLICATION DATE: 3 October 2006

PROPOSAL: PROVISION OF CYCLE STORAGE SHELTER

LOCATION: TUDHOE GRANGE COMPREHENSIVE SCHOOL SPENNYMOOR CO
DURHAM

APPLICANT: Mr J Richardson
Corporate Director, Environment, Durham County Council, County Hall,
Durham, DH1 5UQ

CONSULTATIONS

1. SPENNYMOOR TC
 2. Cllr. Andrew Gray
 3. Cllr. A. Smith
 4. Cllr. J.M. Khan
-

This application is for development by Durham County Council and will therefore be dealt with by the County Council Under Regulation 3 of the Town and Country Planning General Regulations 1992. The views of the Borough Council have been sought upon the proposal as a consultee.

THE PROPOSAL

The proposal involves the construction of tubular steel, green polyester powder coated bicycle storage shelter with translucent cladding forming the sides and roof of the shelter within the grounds of Tudhoe Comprehensive School.

The shelter is to be located within an area of hard landscaping surrounded by school buildings on the southwest section of the school premises.

The proposed bicycle shelter measures approximately 5 metres wide and 8 metres in length the overall shape and appearance of the shelter is curved; the central area is flat for a width of 1.25 metres. The maximum height of the shelter is 2.21 metres. The front (south west) elevation includes the centrally located and only access point.

CONSULTATION AND PUBLICITY

No adverse comments or objections have been received in response to the consultation exercise.

PLANNING CONSIDERATIONS

The shelter is a relatively small structure centrally located within an area of hard landscaping surrounded by school buildings on three sides, and can only be viewed externally when walking past the entrance/exit area to the location of the shelter. The closest residential property is 30

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

metres to the south west of the proposed shelter and views are limited due to the presence of school fencing and landscaping. The shelter will therefore have little impact upon the visual amenity of the area and as such is considered to be acceptable.

HUMAN RIGHTS IMPLICATIONS

It is considered that in general terms, the provisions of the Human Rights Act 1998 have been taken into account in dealing with the above application.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

RECOMMENDATION

It is recommended that the Council raise no objections to the proposal.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

2. 7/2006/0648/CM

APPLICATION DATE: 11 October 2006

PROPOSAL: APPLICATION TO LOCATE STEEL STORAGE CONTAINER

LOCATION: NORTH PARK PRIMARY SCHOOL ST. ANDREWS LANE
SPENNYMOOR CO DURHAM

APPLICANT: Durham County Council
County Hall, Durham

CONSULTATIONS

1. SPENNYMOOR TC
2. Cllr. Andrew Gray
3. Cllr. A. Smith
4. Cllr. J.M. Khan

This application is for development by Durham County Council and will therefore be dealt with by the County Council Under Regulation 3 of the Town and Country Planning General Regulations 1992. The views of the Borough Council have been sought upon the proposal as a consultee.

THE PROPOSAL

The proposal involves the siting of a steel storage container within the grounds of North Park Primary School, Spennymoor. The container, providing 160 sq ft of additional storage space will be used for the storage of sporting equipment and surplus tables and chairs. The storage container will be located within an area easily accessible from the school playground and would be clad with green painted steel sheeting to minimise its visual impact.

CONSULTATION AND PUBLICITY

No adverse comments or objections have been received in response to the consultation exercise.

PLANNING CONSIDERATIONS

The principle of providing additional storage space to meet the changing needs of the school is generally considered to be acceptable. It is important however that such a proposal is of a suitable scale and design for its surroundings and that it does not adversely affect the occupiers of neighbouring properties or indeed other adjoining uses. As the container is a relatively small structure, which will be partially screened by a fence, it is not considered to have any significant detrimental impact on the school or its immediate surroundings.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

The provision of additional storage facilities will allow essential facilities to continue to be provided at this school, and it is therefore considered that the proposal accords with Policy L11 (Development of New or Improved Leisure and Community Buildings). However, due to their basic and functional appearance, storage containers of this nature are not considered to be appropriate additions on anything more than a temporary basis. If the storage facility is to become a permanent fixture of the school building, it is recommended that Durham County Council seek a more permanent storage solution which better complements the existing surroundings.

HUMAN RIGHTS IMPLICATIONS

It is considered that in general terms, the provisions of the Human Rights Act 1998 have been taken into account in dealing with the above application.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

RECOMMENDATION

Whilst it is recommended that no objection be raised to the proposal, portable containers should not be regarded as a permanent solution to storage problems at the site. It is therefore recommended that the County Council consider the grant of planning permission for a temporary period only.
