

Item 8

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - COUNTY MATTERS

1. 7/2006/0798/CM

APPLICATION DATE: 21 December 2006

PROPOSAL: KITCHEN VENTILATION DUCTWORK POSITIONED ON FLAT ROOF

LOCATION: TUDHOE COLLIERY PRIMARY SCHOOL FRONT STREET TUDHOE
CO DURHAM

APPLICANT: Durham County Council
County Hall, Durham, DH1 5UL

CONSULTATIONS

1. SPENNYMOOR TC
 2. Cllr. Mrs. Barbara Graham
 3. Cllr. Mrs A M Armstrong
 4. ENV. HEALTH
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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 installation of a new extraction and ventilation canopy to be sited above kitchen cooking equipment and the dishwashing appliance at Tudhoe Colliery Primary School, County Durham. This will bring the school in line with current legislation regarding the extraction of heat and fumes from the school.

This new unit will comprise a grey powder coated colour ductwork, approximately one metre high. The unit will be located on an existing flat roofed extension to the rear side of the school building, set back approximately 3 metres from the edge, and visible only when approaching from the south along Front Street. Maintenance of this unit will be required every 6 months, with access to the roof gained by ladders.

CONSULTATION AND PUBLICITY

As part of the consultation exercise, Spennymoor Town Council and the Sedgefield Borough Environmental Health team were notified of the application. No objections were made as a result of this consultation.

PLANNING CONSIDERATIONS

Plans show the proposed ventilation unit to be sited to the rear of the school building, with minimal adverse effect on the surrounding streetscape. As mentioned, the unit will be visible only when approaching the rear school entrance from the south along Front Street. With only

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one gable elevation overlooking this site (number 124 Front Street), the visual impact of this unit on its immediate surroundings is considered to remain minimal, with the need for this school to comply with current extraction legislation an important factor in recommending planning approval. Furthermore, the grey powder coating of the ductwork will further minimise its overall visual impact, integrating well with the existing roof design and appearance of the flat roof structure.

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 this proposal subject to the ventilation system being installed and operated in such a way that it does not give rise to unacceptable levels of noise or odour emissions.
