

**SEDGEFIELD BOROUGH COUNCIL****DEVELOPMENT BY SEDGEFIELD BOROUGH COUNCIL**

1. 7/2006/0748/DMAPPLICATION DATE: 29 November 2006

PROPOSAL: **NEIGHBOURHOOD RETAIL IMPROVMENTS**

LOCATION: **POST OFFICE REDESDALE COURT TRIMDON GRANGE CO  
DURHAM**

APPLICATION TYPE: Detailed Application

APPLICANT: Chief Executives  
Sedgefield Borough Council, Council Offices, Spennymoor, Co Durham

**CONSULTATIONS**

- |     |                      |
|-----|----------------------|
| 1.  | TRIMDON P.C.         |
| 2.  | Cllr. Mrs L. Hovvels |
| 3.  | DCC (TRAFFIC)        |
| 4.  | BR GAS               |
| 5.  | BR TELECOM           |
| 6.  | ENGINEERS            |
| 7.  | ECONOMIC DEV         |
| 8.  | DESIGN               |
| 9.  | LANDSCAPE ARCH       |
| 10. | POLICE HQ            |
| 11. | REGENERATION         |
| 12. | NEDL                 |

**NEIGHBOUR/INDUSTRIAL**

Trimdon Grange Community Centre  
Redesdale Court:1,2,3,4,5,6,7,8  
Berwick Court:30,29,28,27,26,25,24,23,22,21  
Kielder Drive:1,2,3,4,5,6,7

**BOROUGH PLANNING POLICIES**

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|-----|---|
| D2  | Design for People                                       |
| D3  | Design for Access                                       |
| S10 | Environmental Improvements in Town and Local Centres    |
| D6  | Layout and Design of Pedestrian Areas and Public Spaces |

**This application has been submitted by Sedgefield Borough Council Housing Property Services. Following the receipt of third party representations concerning this application, it is now being presented to the planning committee for consideration.**

**THE PROPOSAL**

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Detailed planning permission is being sought for a range of environmental improvement works to the Redesdale Court shopping precinct in Trimdon Grange, Sedgefield. Numerous public realm improvement works will be undertaken to improve the neighbourhood shops and surrounding areas and in summary involve:

- Shop front improvements including the installation of new, uniformed grilled security shutters (all blue in colour) and new shop signage which will be replaced on a like-for-like basis,
- The erection of new signage advertising the shopping precinct, reading 'Redesdale Court Shopping Centre' located on the main elevations of both the north and south elevations of the precinct,
- New block paving to the front and sides of the shop frontages, facing out over the parkland beyond, with a newly laid tarmac footpath to the northern elevation of the precinct, accessing the car park,
- New block paved parking bays, with provision for 2no. disabled bays adjacent to the main walkway,
- Newly laid resin based surfaces within the fenced off service compounds to the rear of the shops,
- The replacement of deep rainwater channels within the existing car park, with new shallower 25mm channels to enable easier access to the shops for all users,
- The installation of dropped kerbs and a tactile surfaces from the car park to facilitate disabled access to the shops,
- New street lighting to improve security and provide a more welcoming environment, including the installation of a new 'Tuscan T5' light fitting under the connecting archway between the shop frontages and the serving car park,
- The installation of bike racks (blue in colour) to the west of the site,
- The installation of new street furnishings across the site, including blue coloured 120 litre waste bins and blue colour cast iron 'Oldham' planters
- The installation of a new Polyurethane bollard (blue in colour) to the north side of the archway connecting the car park to the shop frontages, preventing vehicular access through the connecting walkway,
- Improved landscaping and planting around the car park,

Submitted plans show an element of consistency between all new features such as the shop front security shutters, bins, planters and bollards which will be the same blue colour, thus ensuring the revamped shopping precinct contains a unique character and identity.

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**CONSULTATION RESPONSES**

Trimdon Parish Council have made no comment to date.

The Durham County Highways Engineer has raised no objections to this proposal subject to the inclusion of a demarcation line on plans, which segregate the private forecourt to the front of the shops, from public highway. Amended plans have been submitted showing this detail, with no further objections raised,

The Sedfield Borough Council Highways Engineer has raised no objections on highway grounds to this proposal,

The Durham County Police Architectural Liaison Officer has raised concern as to the inclusion of cast iron planters on the site, with concern that their design may result in them becoming seats. It is advised that these are securely fastened to the ground,

Northern Gas Networks have raised no objections to the proposal on the grounds that the proposed development should not necessitate any gas diversionary works,

CE Electric UK have raised no objections to this proposal,

The Sedfield Borough Council Landscape Architect has raised several concerns with regard to this application. A summary of the main points are as follows:

- The substitution of existing paving to the northern elevation of the site with tarmac surfaces is not preferable, with it encouraged that consistent modular paving material be provided throughout,
- The layout of the new footpaths leave a lot of harsh corners which may become muddy edges where footfall overruns,
- Soft landscaping treatment must be considered as a whole,
- The inclusion of cast iron planters is questionable, with no details as to the type of planting or mention of its long-term maintenance.

As part of the consultation and publicity exercise for this application, all neighbouring properties were informed of the proposal, and site notices were erected on the site. One letter of objection has been received in response to this exercise from an anonymous resident who would rather see the entire precinct demolished and replaced with something which local residents would appreciate. It is explained that the area currently resembles a 'bomb site'; with it strongly protested that more money is wasted on this area.

**PLANNING CONSIDERATIONS**

This proposal must be considered against the requirements of adopted Local Plan Policies S10 (Environmental Improvements in town and local centres), D2 (Design for people), D3 (Design for access), and D6 (Layout and design of pedestrian areas and public spaces).

Policy S10 seeks to ensure that the quality and environment of Town and Local centres are enhanced through the creation of new or enhanced pedestrian areas, improved access to car parks, improved access for people in accordance with policy D2 and improved rear servicing to properties. In presenting a recommendation for this proposal, it is considered that footpath

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works including the laying of new paving slabs to the shop frontages and tarmac to the rear help define the shopping function of this neighbourhood centre, with street lighting, bins and planters providing an improved and more welcoming pedestrian environment and a sense of place. Whilst concerns have been raised as to the provision of cast iron planters which may become seats, it is considered that such features will improve the local environment of this shopping function. Meanwhile improvements to the north of this precinct will see improved access to the rear service areas of the shops, thus being in accordance with the requirements of policy D2.

The proposed refurbishment works also fully comply with the requirements of Local Plan Policy D6 which seeks to ensure a co-ordinated approach to street lighting, signs and street furniture (all of which will be a blue colour to create a sense of place and identity.)

Meanwhile, Local Plan Policies D2 and D3 seek to ensure that new development takes into account the needs of all users, giving attention to:

- Personal safety and security
- The access requirements of users
- The provision of public seating where appropriate

As explained, disabled access to this site will be improved with the provision of 2no. disabled parking bays adjacent to the access walkway, with street lighting, bins and planters aimed at improving personal safety. On this occasion, the provision of seating has not been considered appropriate due to the concern that this will only encourage the congregation of youths and subsequent vandalism/antisocial behaviour. With the installation of uniform colour shop shutters which complement the colour scheme of the remainder of the precinct, it is considered the security of the area will also be vastly improved whilst retaining the new visual identity of the area.

### **CONCLUSION**

This proposal is considered to accord with Policies S10, D2, D3, and D6 of the Borough Local Plan. All concerns have been taken into account, with planning conditions attached to this recommendation to ensure that minor details are not overlooked. The new design of this shopping precinct is considered to provide a sense of place and identity, resulting in an improved environment, essential to the success of this community facility..

### **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:** That planning permission is granted subject to the imposition of the following conditions.

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1. The development hereby approved shall be begun not later than the expiration of 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out only in accordance with the submitted application, as amended by the following document(s) and plans: amended plans received 18th January 2007

Reason: To ensure that the development is carried out in accordance with the approved documents.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include details of hard and soft landscaping, planting species, sizes, layout, densities, numbers, method of planting and maintenance regime, as well as indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The landscaping shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a satisfactory form of development in the interests of visual amenity, and to comply with Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows) of the Sedgefield Borough Local Plan.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To achieve a satisfactory form of development in the interests of visual amenity, and to comply with Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows) of the Sedgefield Borough Local Plan.

**INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION**In the opinion of the Local Planning Authority the proposal represents an acceptable town centre development which would improve the environment and shopping function of the town centre.

**INFORMATIVE: LOCAL PLAN POLICIES RELEVANT TO THIS DECISION**The decision to grant planning permission has been taken having regard to the key policies in the Sedgefield Borough Local Plan as set out below, and to all relevant material considerations, including Supplementary Planning Guidance: S1 Promotion and Protection of Role of Town Centres

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2. 7/2006/0749/DMAPPLICATION DATE: 28 November 2006

PROPOSAL: **NEIGHBOURHOOD RETAIL IMPROVEMENTS**

LOCATION: **LAND AT CORONATION AVENUE/MAPLE AVENUE SHILDON CO DURHAM**

APPLICATION TYPE: Detailed Application

APPLICANT: Chief Executives  
Sedgefield Borough Council, Green Lane, DL16 6JQ

**CONSULTATIONS**

1. SHILDON T.C.
2. Cllr. D M Hancock
3. Cllr J M Smith
4. DCC (TRAFFIC)
5. ECONOMIC DEV
6. DESIGN
7. LANDSCAPE ARCH
8. POLICE HQ
9. REGENERATION

**NEIGHBOUR/INDUSTRIAL**

Coronation Avenue:43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63  
The Jubilee PH  
Maple Avenue:10,9,8,7,6,5,4,3,2,1

**BOROUGH PLANNING POLICIES**

E23 Priorities for Environmental Improvements  
S10 Environmental Improvements in Town and Local Centres  
D6 Layout and Design of Pedestrian Areas and Public Spaces

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**This application has been submitted by Sedgefield Borough Council Housing Property Services. Following the receipt of third party representations concerning this application, it is now being presented to the Development Control Committee for consideration**

**THE PROPOSAL**

Detailed planning permission is being sought for a range of neighbourhood retail improvements to a row of four shops at Coronation Avenue, Shildon. These include, new uniformed grilled security shutters, new shop signage, redecoration to existing door and window frames, improved paved area and grassed area in front of shops, improved lighting, new street furnishing i.e. bins, new bollards and bike racks. To create a degree of continuity and visual

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amenity both the new street furniture and shop frontage will be green in colour, which was the local resident's preference at the consultation stage.

The most noticeable element of the scheme will be the removal of the current footpath which is made up of uneven paving slabs, and its replacement by either even tarmac or new improved paving slabs. The uncertainty regarding the exact materials to be used is down to funding for the scheme, however both materials will be acceptable on the amended plans, and should tarmac be laid the Council have the option of replacing it with new paving without the need to reapply for planning permission should funding be available.

#### **CONSULTATION AND PUBLICITY**

Shildon Town Council have offered no objections to the scheme.

Durham County Council Highways Department and Durham Constabulary's Architectural Liaison Officer both have no objections to the scheme.

Sedgefield Borough Council's Landscape Architect has made several representations regarding the landscaping of the scheme and where practicable, these have been incorporated into the final design.

Consultation was carried out by notification letter to neighbouring properties from which no objections or representations regarding the application were received

#### **PLANNING CONSIDERATIONS**

This relatively minor proposal forms part of a Council initiative to improve its neighbourhood shops and surrounding areas, by enhancing the public realm to create a more positive image and a safer environment for shoppers. The applicants have also discussed the scheme with the owners of the shops and local tenants to ascertain their views and concerns on the scheme and these been taken into account and incorporated into the design.

These improvements are in accordance with Policy E23 of the Sedgefield Borough Local Plan as they will vastly improve the environmental quality of the shopping area, which currently appears run down and in need of revitalisation. The proposal also takes into account the needs of its users with the enhanced pedestrianised area secured by bollards, making it safer from the threat of people driving vehicles on it.

The new design of the precinct is considered to provide a sense of place and identity, resulting in an improved environment, essential to the success of this community facility. It is therefore considered that the proposal is in accordance with Local Plan Policy E23 (Priorities for Environmental Improvements), S10 (Environmental Improvements in Town and local Centres) and D6 (Layout and Design of Pedestrian Areas and Public) Spaces.

#### **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.

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**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 planning permission is granted subject to the following conditions:

1. The development hereby approved shall be begun not later than the expiration of 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out only in accordance with the submitted application, as amended by the following document(s) and plans: amended plans received 19th January 2007.

Reason: To ensure that the development is carried out in accordance with the approved documents.

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