

# Item 8

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - COUNTY MATTERS

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1. 7/2008/0004/CM

APPLICATION DATE: 20 December 2007

PROPOSAL: PROPOSED SECURE BIN STORAGE UNIT

LOCATION: TRIMDON LIBRARY CHURCH ROAD TRIMDON CO DURHAM

APPLICANT: Linda Scarbro  
Seven Hills, Unit 1 Greenhills Business Park, Enterprise Way,  
Spennymoor, Co Durham

#### CONSULTATIONS

1. TRIMDON P.C.
2. ENGINEERS
3. ENV. HEALTH
4. Cllr. J. Burton
5. Cllr. T. Ward
6. Cllr. D Chaytor

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**This application (7/200/0004/CM) 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 PROPOSAL

It is proposed to erect a new secure bin storage unit at Trindom Library, Church Road, Trimdon. The proposed bin store will be used to provide additional waste storage space utilised by staff and cleaners, a domestic wheelie bin and small recycle bins will be housed in the store.

The proposed structure will be located approximately 6m from the boundary of the highway Church Road in the car park of the library. The Storage building will measure 2.4m in width by 2m in length and the roof will have a maximum height of 2.2m, the building will be constructed from steel box profile sheets coloured green. Surrounding the store a 1.8m high steel palisade fence is proposed.

#### CONSULTATION AND PUBLICITY

**Environmental Health-** No objections

**SBC Engineers** – No comments received to date

#### PLANNING CONSIDERATIONS

Policy L11 of the Sedgefield Local Plan (Development of new or Improved community buildings) seeks to ensure that new leisure and community buildings do not significantly harm

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the living conditions for nearby residents that the development is appropriate to the scale and character of the surrounding area and that adequate parking is provided.

The main planning considerations in regard to this application is therefore the impact the proposal will have upon the privacy and amenity of neighbouring residents, the impact upon the street scene and highway safety.

In terms of privacy and amenity it is considered that there is adequate separation distance between the development and neighbouring properties to prevent any loss of amenity and privacy.

The existing car park is surrounded by palisade fencing approximately 1.2m in height which gives an industrial feel to the site. In visual amenity terms it is considered that the erection of additional palisade fencing in close proximity to the highway would further detract from the visual amenity of the surrounding area. In addition it is considered that the proposed bin store, which has a functional appearance, will be particularly prominent in the street scene due to its proximity to the neighbouring highway and the relative openness of the site. The bin store and fencing would therefore benefit from being relocated further into the site to minimise its impact upon the street scene.

Finally, it is considered that sufficient parking remains on the site for users of the library.

**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.

**RECOMMENDATION**

It is recommended that the County Council is requested to consider alternative locations for the bin store and the associated means of enclosure further into the site in order to reduce its prominence in the street scene.

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