

# Item 6

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - COUNTY MATTERS

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1. 7/2008/0442/CM

APPLICATION DATE: 13 August 2008

PROPOSAL: PROPOSED EXTENSION TO ENGLISH BLOCK TO PROVIDE A NEW ACCESSIBLE WC WITH CHANGING BED

LOCATION: GREENFIELD COMMUNITY & ARTS COLLEGE GREENFIELD WAY  
NEWTON AYCLIFFE CO DURHAM

APPLICANT: Durham County Council  
Mr Brian Robinson, Corporate Services, County Hall, Durham, DH1 5UL

#### CONSULTATIONS

1. GREAT AYCLIFFE TC
2. Cllr. V Crosby
3. Cllr. D Bowman
4. Cllr. Irene Hewitson
5. BUILDING CONTROL
6. ENGINEERS
7. 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

This proposal involves the construction of an extension to the Greenfield Community and Arts College in Newton Aycliffe.

The proposed extension is to provide a new accessible WC and changing facility in the existing English block. The development would measure approximately 3 metres by 4 metres and would be constructed from bricks to match the existing property.

#### CONSULTATION AND PUBLICITY

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

#### PLANNING CONSIDERATIONS

The proposed development is extremely minor in nature and will not be visible from off the application site. The development will provide a much needed facility for the school and will not have any impact upon the amenity of the area or the character of the building. It is therefore

**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - COUNTY MATTERS**

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considered that the development is be acceptable in terms of scale and design. Furthermore, there will be minimal loss of any recreational space as a result of this development.

**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.

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**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - COUNTY MATTERS**

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2. 7/2008/0459/CM

APPLICATION DATE: 15 August 2008

PROPOSAL: PROPOSED ERECTION OF 1800MM HIGH GREEN POWDER COATED MESH PANEL FENCING AND 3000MM HIGH GREEN COATED MESH SPORTS REBOUND FACILITIES

LOCATION: CHILTON PRIMARY SCHOOL CHILTON CO DURHAM

APPLICANT: Mr Charles Mercer  
Durham County Council, Estates Division , Corporate Services, Room 1/65, County Hall, Durham

**CONSULTATIONS**

1. CHILTON P.C.
2. Cllr. C. Potts
3. Cllr. T.F. Forrest
4. Cllr. B.F. Avery
5. BUILDING CONTROL
6. ENGINEERS
7. ENV. HEALTH
8. LANDSCAPE ARCH

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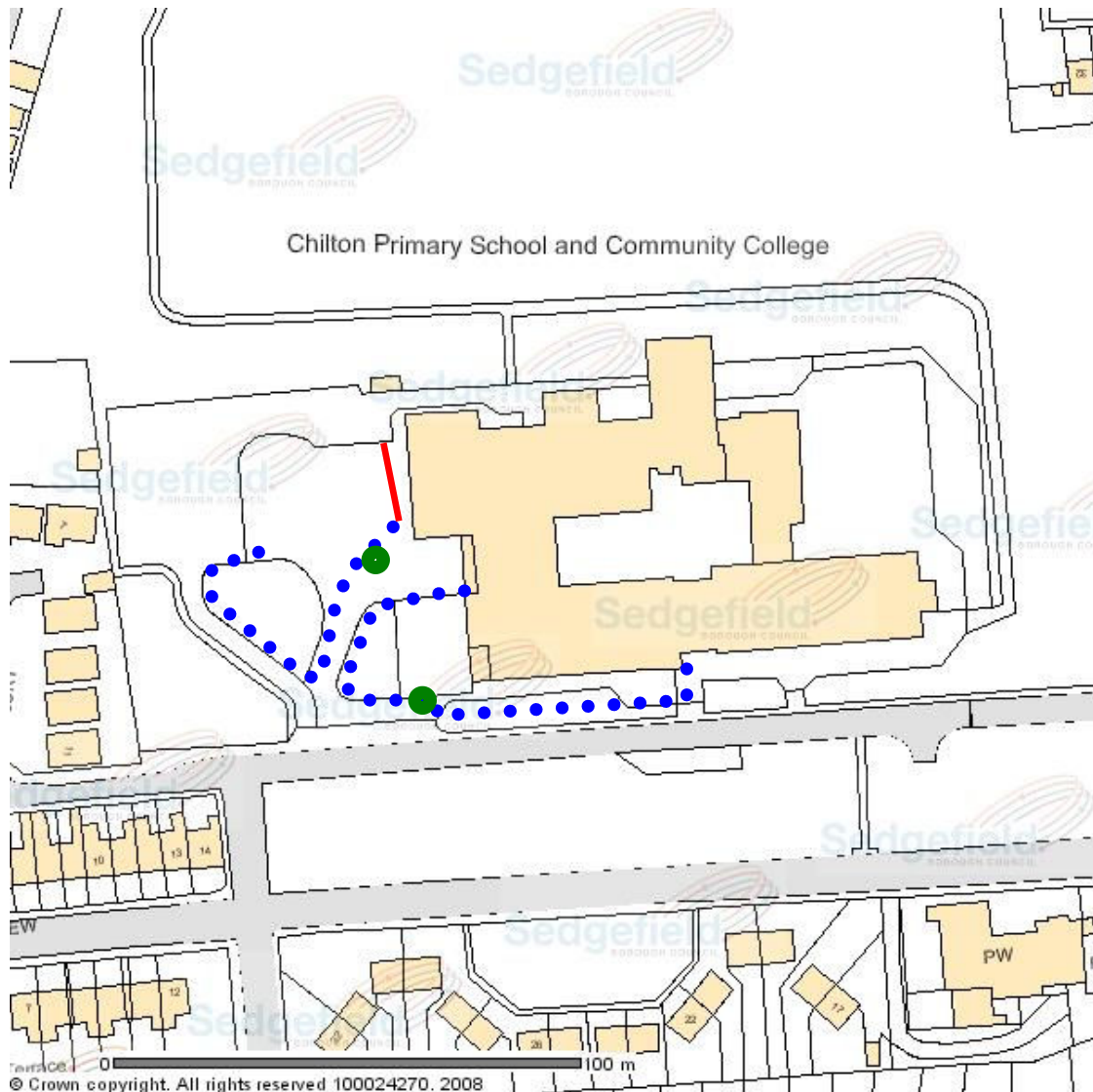
**THE PROPOSAL**

Planning permission is being sought for the erection of an 1800mm green powder coated mesh fence, a 3000mm ball stop fence and 2no. 1500mm single access gates within the grounds of Chilton primary School, Chilton. The aim is to create a segregated junior playground area and Sure Start/early years garden area, whilst maintaining a pedestrian access to the main entrance of the building. Such works will also involve the replacement of existing 1200mm mesh and steel palisade fencing on the site (much of which was only approved back in 2005 – see *planning history*).

The latest OFSTED report for this school identified security/safety concerns with the existing low fencing along the front of the school building, with a subsequent risk assessment for site security identifying a need to upgrade this fencing in key locations. Submitted plans show this 1800mm fencing to be erected along the school frontage and around the aforementioned playground area to the west, with the proposed 3000mm ball stop fence to be sited to the western elevation of the sports hall, which is timber clad and being damaged by balls being kicked against it.

**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - COUNTY MATTERS**

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**Key**

- Proposed 1800mm mesh fencing     ● ● ● ● ● ● ● ●
- Proposed 3000mm ball stop fence     —————
- Proposed 1500mm access gate     ●

**CONSULTATION AND PUBLICITY**

- Chilton Parish Council have raised no objections to this proposal,
- The Sedgefield Borough Highways Engineer has raised no objections to this proposal on highway grounds,
- The Sedgefield Borough Environmental Health team have raised no objections to this proposal,
- The Sedgefield Borough Landscape Architect has raised no objections to this proposal,

No other comments have been received in response to the consultation and publicity exercise.



**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - COUNTY MATTERS**

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**PLANNING HISTORY**

- 7/2005/0562/CM (*Erection of boundary fence*) – Recommended that the County Council considers utilising an alternative form of fencing, such as ‘Paladin’ fencing, which would be more suitable in appearance given its siting within a residential area.

**PLANNING CONSIDERATIONS**

This application is considered to accord with the requirements of adopted Local Plan Policy L11 (*Development of new and improved community buildings*), which seeks to encourage improvements to community facilities providing they are appropriate in scale and character to the surrounding area and do not significantly harm the living conditions for nearby residents. The new fencing design is considered an improvement upon that previously approved on the site, being more sympathetic to its residential surroundings, and a noticeable deviation from the recently installed ‘industrial style’ palisade fencing.

**HUMAN RIGHTS IMPLICATIONS**

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**RECOMMENDATION**

It is recommended that the Council raises no objections to this proposal.

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**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - COUNTY MATTERS**

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3. 7/2008/0497/CM

APPLICATION DATE: 10 September 2008

PROPOSAL: ERECTION OF COVERED WALKWAY TO SCHOOL FRONTAGE

LOCATION: CLEVES CROSS PRIMARY SCHOOL FERRYHILL CO DURHAM

APPLICANT: Mrs Alison Lazenby  
Cleves Cross Primary School, Ferryhill, Co Durham, DL17 8QY

**CONSULTATIONS**

1. FERRYHILL TOWN COUNCIL
2. ENGINEERS 10/09/2008 01/10/2008
3. ENV. HEALTH 10/09/2008 01/10/2008
4. L.PLANS 10/09/2008 01/10/2008
5. Cllr. D.A. Newell 10/09/2008 01/10/2008
6. Cllr. P Crawthorne 10/09/2008 01/10/2008
7. Cllr. B Lamb 10/09/2008 01/10/2008
8. BUILDING CONTROL 11/09/2008 02/10/2008

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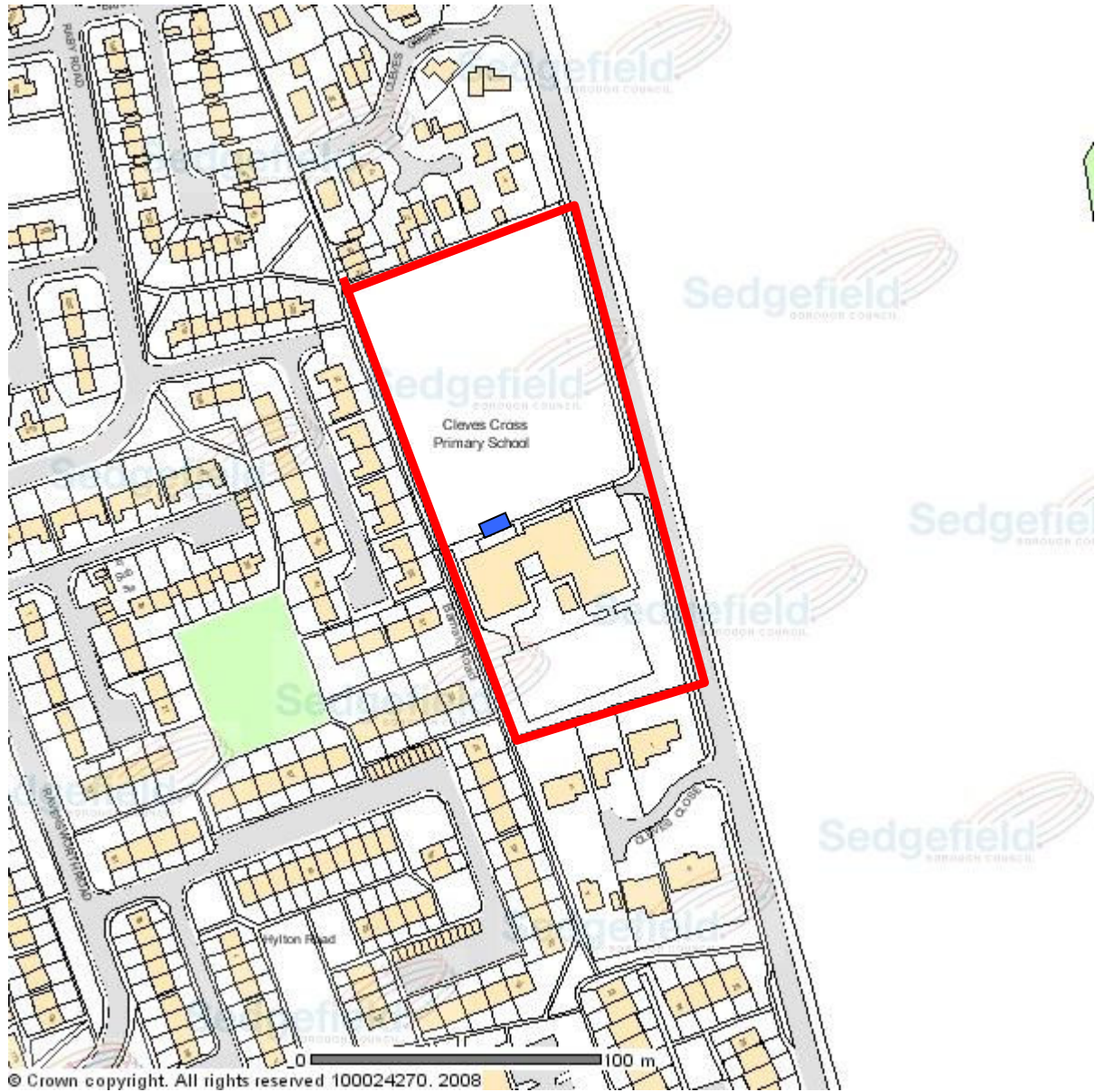
**THE PROPOSAL**


Planning permission is being sought for the erection of a covered walkway to the front (northern) elevation of Cleves Cross Primary School, Ferryhill. Working with Durham County Council as part of the Travel Planning Initiative (which aims to increase the number of students walking, cycling and travelling sustainable to help reduce congestion around the school), this project will allow a natural place for parents to congregate when dropping off and waiting for pupils, away from the main road, therefore encouraging increased pedestrian use of the school. The proposed location of this structure (*see plan below*) is presently hard surfaced (bitmac footway construction measuring 5m wide by 30m in length), and sited in a prominent position adjacent to the large school playing field to the north. This structure will measure approximately 2.5m in height.

This walkway will be constructed from translucent cladding with a mild steel frame (light blue powder coating finish). The school grounds are well secured, enclosed by metal palisade security fencing and well screened by natural landscaping, with pedestrian access from Barnard Road to the west and vehicular access from the east. Having investigated other possible sites for this shelter, this location is considered the most appropriate with regard to safe access, security and practicality.

**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - COUNTY MATTERS**

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*Proposed site of walkway* 

*Application site (looking south towards school building and proposed shelter site):*

**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - COUNTY MATTERS**

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**CONSULTATION AND PUBLICITY**

- Ferryhill Town Council have raised no objections to this proposal,
- The Sedgefield Borough Highways Engineer has raised no objections to this proposal on highway grounds,
- The Sedgefield Borough Environmental Health team have raised no objections to this proposal,

No other comments have been received in response to this consultation and publicity exercise.

**PLANNING HISTORY**

- No planning history for this site

**PLANNING CONSIDERATIONS**

The application is considered to accord with the requirements of adopted Local Plan Policies L11 (*Development of new and improved community buildings*), D2 (*Design for People*), and D3 (*Design for Access*) which together seek to encourage improvements to community facilities providing they are appropriate in scale and character to the surrounding area and do not significantly harm the living conditions for nearby residents, whilst meeting the access needs of users of the development, minimising traffic/pedestrian conflicts. The structure will be of an acceptable scale and design, being set against the backdrop of the adjacent school building and visible primarily from the north and west only. The nearest residential properties to the north are in excess of 100metres away and sufficiently screened by landscaping and fencing. The development will therefore have little impact upon the residential amenity of the area.



**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - COUNTY MATTERS**

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**HUMAN RIGHTS IMPLICATIONS**

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**RECOMMENDATION**

It is recommended that the Council raises no objections to this proposal.

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