

Item 6

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - COUNTY MATTERS

1. 7/2008/0529/CM

APPLICATION DATE: 10 September 2008

PROPOSAL: ERECTION OF CYCLE SHELTER AND BASE

LOCATION: CHILTON PRIMARY SCHOOL CHILTON CO DURHAM

APPLICANT: Mr David Wallace
Chilton Primary School, Chilton , Co 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

BOROUGH PLANNING POLICIES

D1 General Principles for the Layout and Design of New Developments
L11 Development of New or Improved Leisure and Community Buildings

This application is for development by Durham County Council and will therefore be determined 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

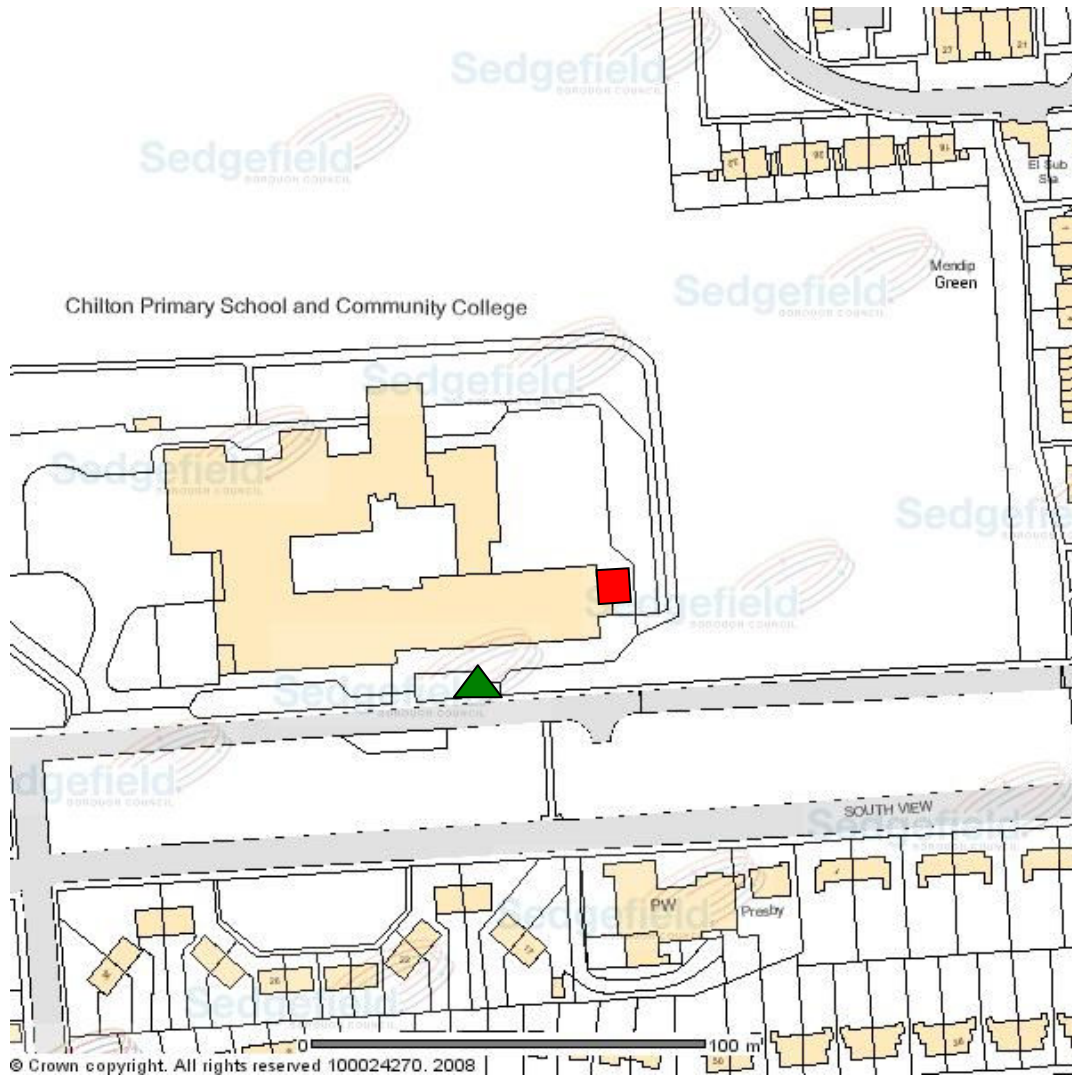
Working with Durham County Council as part of a school travel planning initiative, Chilton Primary School are seeking to increase the number of students walking or cycling to school to help reduce congestion around the site. This initiative is endorsed locally in Durham County Council's Local Transport Plan and at a national government level through the travelling to school initiative.

As part of this initiative planning permission is being sought for the erection of a cycle shelter to accommodate up to 20no. cycles within the Chilton Primary School grounds to encourage pupils to cycle to school, thus reducing the number of vehicles parked within the vicinity of the school gate. Works also include the creation of a dropped kerb onto the public highway to the south of the site (as shown).

Submitted plans show this structure (powder coated blue, box section construction with translucent perspex panels) to measure 6000mm x 4750mm and 2460mm in maximum height, to be positioned to the eastern elevation of the school building (*see plan and attached photograph*) in a location which remains visible from surrounding classrooms (thereby discouraging criminal activity). This location will also allow for safe access from the adjacent public footpath, whilst remaining enclosed within the secure

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school grounds. Although other locations were considered prior to submitting this application, this was considered the most appropriate in terms of safe access, security and practicality.



- Key**
- Proposed cycle shelter location* ■
 - Proposed dropped kerb location* ▲

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Looking north towards site of proposed cycle shelter (behind security fencing):



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,

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

PLANNING CONSIDERATIONS

The proposed cycle storage shelter is a relatively small structure located within a highly visible, enclosed area of the school grounds for security purposes, whilst being of a scale and design which blends with its surroundings so as to not appear incongruous to the surrounding environment. The closest residential properties are over 100m to the east and 70m to the south. This shelter will therefore have little impact upon the visual amenity of the area and as such is considered to be acceptable in terms of scale and design. There will be minimal loss of any recreational space as a result of this development, with no objections raised as to the need for this structure or its proposed siting.

This application is considered to accord with the requirements of adopted Local Plan Policy L11 (*Development of new and improved community buildings*) and D1 (*General principles for the layout and design of new developments*), 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.

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 the Council raises no objections to this proposal.
