

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 5 NOVEMBER 2008

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

**08/2638/LA
Car Park, Bishop Street, Stockton-on-Tees
Mural on wall of Bishop Street Car Park**

Expiry Date 14 October 2008

SUMMARY

The application seeks planning permission to display a painted mural on an existing car park perimeter wall. The wall lies within Bishop Street car park, Bishop Street, Stockton on Tees. The site is within the Stockton Town Centre Conservation area.

No objections have been received from the Historic Conservation Officer or neighbouring properties following written consultation.

The main planning considerations of the application are the impacts of the proposal on the character and appearance of the conservation area, and the impact on the visual amenity of the surrounding area.

In accordance with the approved scheme of delegation, the application is being reported to the Planning Committee for determination as it is a development by the Council.

It is considered that overall the proposed development will not have a significant detrimental impact on the amenities of the area and is in accordance with Policies GP1 and EN24 of the Stockton on Tees Local Plan. It is accordingly recommended for approval with conditions.

RECOMMENDATION

Planning application 08/2638/LA be Approved with Conditions subject to

01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>REF 3</i>	<i>19 August 2008</i>
<i>SBC0001</i>	<i>19 August 2008</i>
<i>SBC0002</i>	<i>19 August 2008</i>
<i>REF 2</i>	<i>19 August 2008</i>

Reason: To define the consent.

The proposal has been considered against the policies below and it is considered that the scheme accords with these policies as the development would not harm the character and

appearance of the Conservation Area and would not have an adverse impact on the visual amenity of the surrounding area.

GP1 General Principles, EN24 Conservation Areas

HEADS OF TERMS

PROPOSAL

1. The proposed mural will be located on an approximately 3.8m high wall and will read 'TIME & TIDE WILL WAIT FOR NO MAN'. The proposed mural will be painted with oil based black and metallic enamel in antique gold. The height of the text will be approximately 1.3m and will measure approximately 24m in length.

CONSULTATIONS

2. The following Consultations were notified and any comments received are set out below:-

3. Urban Design Engineers
Urban Design raises no objections.

Highways Comments

I have considered the information submitted by the applicant and I have no objections to the proposal.

Landscape & Visual Comments
No objections.

Built Environment Comments
No objections.

4. Historic Buildings Officer
I have no adverse comments in regards to the application.

PUBLICITY

5. Neighbours were notified and no comments were received.

PLANNING POLICY

6. The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans are :- *the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP)*.

The following planning policies are considered to be relevant to the consideration of this application:-

7. Policy GP1
Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:
 - (i) The external appearance of the development and its relationship with the surrounding area;
 - (ii) The effect on the amenities of the occupiers of nearby properties;
 - (iii) The provision of satisfactory access and parking arrangements;

- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

8. Policy EN24

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

SITE AND SURROUNDINGS

9. The application seeks planning permission to display a painted mural on an existing 3.8m high car park perimeter wall. The wall lies within Bishop Street car park, Bishop Street, Stockton and also lies adjacent to the Sun Inn Public House (North West) and Knowles Street (west). The site is within the Stockton Town Centre Conservation area.

MATERIAL PLANNING CONSIDERATIONS

10. The main planning considerations of the application are the impacts of the proposal on the character and appearance of the conservation area, and the impact on the visual amenity of the surrounding area.
11. The existing brick and render wall faces onto a public car park and is a blank elevation, which adds no visual attractiveness to the conservation area. The applicant has noted in the submitted supporting information that the proposal will 'be painted in a disintegrated form to echo and emphasise the different brickwork on the wall'. The Historic Buildings officer has raised no objections to the proposed scheme.
12. The proposed mural relates to 'Stockton's history of tidal waters' and it is considered that the mural will add interest in this part of the town centre and be a visual improvement to the visual amenities of the area.
13. Given that planning permission was granted for a mural of 'locomotion number one' in 2005 (Approval 05/3251/FUL) on the adjoining wall within Bishop Street Car Park to the north west, the proposal is not considered to introduce an incongruous feature within the Conservation area.
14. No objections have been received from the Council's Urban Design Team, Local Ward Councillors or occupiers of adjacent neighbouring buildings.

CONCLUSION

15. The proposal has been considered against the policies above and it is considered that the scheme accords with these policies as the development would not harm the character and appearance of the Conservation Area and would not have an adverse impact on the visual amenity of the surrounding area.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Daniel James Telephone No 01642 528551**

**Financial Implications
As report**

**Environmental Implications
As Report**

**Legal Implications
As report**

**Community Safety Implications
As Reported**

**Human Rights Implications
The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report**

WARD AND WARD COUNCILLORS

Ward	Stockton Town Centre
Ward Councillor	Councillor D. W. Coleman
Ward	Stockton Town Centre
Ward Councillor	Councillor P. Kirton