

Parish: Bedale
Ward: Bedale
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Committee date: 12 October 2017
Officer dealing: Miss Charlotte Cornforth
Target date: 16 October 2017

17/01574/FUL

**Installation of a piece of public art
At Bedale Golf Club, North End, Bedale
For Hambleton District Council**

This application is referred to Planning Committee as the applicant is Hambleton District Council

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application seeks permission for the installation of a piece of public art on the grass verge on the B6285 (North End) immediately to the south of the new Bedale bypass roundabout adjacent to Bedale Golf Club.
- 1.2 The site is approximately 100 metres from the western boundary of the Bedale Conservation Area. Two Grade I listed buildings, St Gregory's Church and Bedale Hall, are located to south east of the site (approximately 230 metres and 250 metres respectively).
- 1.3 Opposite the site (to the north), planning permission has been granted for the construction of a new car park to serve visitors to the town.
- 1.4 The design of the public art is to represent a herd of deer to reflect the history of Bedale Park as a mediaeval deer park.
- 1.5 The eight deer would be manufactured from corten steel, a steel alloy that develops a stable rust-like appearance if exposed to the weather for several years. They would be positioned on galvanised upstands fixed into concrete beneath the ground, with soil then backfilled over the upstands and concrete. There would be four larger deer and four smaller deer, roughly life sized.
- 1.6 The rationale for the public art is to add to the interest on the fringe of the town and to encourage people to visit the town centre following completion of the bypass, thereby benefitting the local economy. There is also the potential to follow a town/heritage trail project which is currently being developed by the Bedale and Villages Community Forum.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 There is no relevant planning or enforcement history.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Policy CP1 – Sustainable Development
Core Policy CP2 – Access
Core Policy CP13 – Market Towns Regeneration
Core Policy CP16 – Protecting and enhancing natural and man-made assets
Core Policy CP17 – Promote high quality design
Development Policy DP1 – Protecting amenity
Development Policy DP3 – Site accessibility

Development Policy DP4 – Access for all
Development Policy DP19 – Specific measures to assist market town regeneration
Development Policy DP28 – Conservation
Development Policy DP32 – General design
Supplementary Planning Document – Bedale Conservation Area Appraisal (2010)
National Planning Policy Framework (2012)

4.0 CONSULTATIONS

- 4.1 Town Council – Recommends the application for approval
- 4.2 Highway Authority – Questions with regard to the location and maintenance of the art piece have been resolved and there is no objection to the proposal. The art piece is to be placed in the adopted highway and therefore a licence from the Highway Authority is required before any work can commence.
- 4.3 Public comments and site notice – no comments received to date

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development in this location; (ii) the proposed design and its impact upon the character and appearance of the surrounding area; (iii) the impact on heritage assets; (iv) the impact upon the amenity of neighbouring occupiers; and (v) highway safety

Principle of development

- 5.2 Policy DP19 is supportive of improving spaces and the public realm to assist market town regeneration. The site is opposite the recently approved car park which would provide the opportunity for those travelling along the diverted A684 to stop and visit Bedale whilst also reducing the pressure for parking spaces and congestion within the town centre. It can therefore be viewed as part of a wider range of proposals, including the proposed trail, linking this part of the fringe of Bedale with the town centre.
- 5.3 The proposed public art is considered to improve the quality and appearance of this utility grass verge and improve the public realm on the fringe of Bedale.
- 5.4 It is therefore considered that the principle of installing a piece of public art in this location is acceptable.

Design, character and appearance

- 5.5 Policy DP32 requires new development to take account of local character and settings and to promote local identity and distinctiveness. Those objectives would be achieved by the historic reference to Bedale Park. It is considered that due to their positioning, scale, form and use of materials, the proposed herd of deer would have a natural appearance appropriate to the semi-rural surroundings and would not be dominant or detract from the relatively open character of the surroundings.

Heritage assets

- 5.6 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving any listed building affected by the proposal or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the same Act requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of the Bedale Conservation Area.

- 5.7 The applicant has stated in their supporting statement that a variety of options for the siting and design of the public art were considered to ensure that they would not cause substantial harm to the nearby Grade I listed buildings of St Gregory's Church or Bedale Hall, or the Bedale Conservation Area.
- 5.8 Due to their positioning, scale, form and use of materials, it is considered that the public art will not dominate views to and from the two nearby Grade I listed buildings or the Conservation Area. The impact on the significance of the heritage assets is considered to be negligible in this instance. It is therefore considered that the proposal would preserve the setting of the two Grade I listed buildings and the character and appearance of the Bedale Conservation Area.

Neighbour amenity

- 5.9 Due to its scale and distance from residential properties, the public art would not have a material adverse impact upon the amenity of nearest occupiers by being overbearing in presence, causing loss of light or loss of privacy.

Highway safety

- 5.10 The herd of deer would be set back from the B6285 within the grass verge and would therefore not impinge upon highway safety. No objections have been raised by the Local Highway Authority.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
 2. The development hereby granted shall not be undertaken other than in complete accordance with the drawing(s) Location Plan (Scale 1:1250) received 18.07.2017, Block Plan (Scale 1:350) received 18.07.2017, Elevation plan of deer (received 19.07.2017) unless otherwise approved in writing by the Local Planning Authority.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP1, DP1, CP16, DP28, CP17 and DP32.

Informative

1. You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.