

North Yorkshire Council

Community Development Services

Richmond (Yorks) Area Constituency Committee

19 February 2026

ZD25/00708/FULL- FULL PLANNING PERMISSION FOR PUBLIC ART IN CATTERICK GARRISON, INCLUDES TWO PUBLIC ART COMMISSION DESIGNED TO ENHANCE THE PUBLIC'S EXPERIENCE OF THE TOWN.

Report of the Head of Development Management – Community Development Services

1.0 Purpose of the Report

- 1.1. To determine a planning application for Full Planning Permission for Public Art to include two public art commissions designed to enhance the public's experience of the town at Coronation Park, Richmond Road, Catterick Garrison.
- 1.2. This application falls outside the current Scheme of Delegation, as it has been submitted on behalf of the Council.

2.0 SUMMARY

RECOMMENDATION: That planning permission be GRANTED subject to conditions listed below.

- 2.1. Following the submission of a successful funding bid to HM Government for Levelling Up Funding (LUF) and the submission of application ref. ZD23/00564/FULL, Full Planning Permission was initially granted in March 2024 for the erection of a new community building, multi-use space, covered external canopy and creation of public square and mini-plaza, off Shute Road, Catterick Garrison. This application proposes the installation of commissioned artwork within Coronation Park and the public realm to be created and improved as part of this approved scheme. No other changes are proposed to the buildings or Coronation Park, with this scheme seeking planning permission for the erection of artwork in the locations shown on the submitted Proposed Site Plan only.
- 2.2. The site lies within Catterick Garrison town centre and incorporates mixed urban land, including newly cleared western plots and Coronation Park woodland to the east. Vehicular and pedestrian access is via Shute Road and Richmond Road, and the Princes Gate Shopping Centre, Tesco, Aldi and the Leisure Centre are all within easy walking distance.
- 2.3. The key issues for the consideration of this application for Full Planning Permission are that of the principle of the proposed development, as well as design, highway safety and neighbour amenity.

- 2.4. Further to an assessment of the changes against relevant Local and National Planning Policy, as well as formal consultation with consultees, it is considered that the proposed artwork would be of a high-quality design and material finish that would contribute in a positive way to the cultural and aesthetic amenity of the area and the installations would be sited so as to not interfere with the appropriate visibility required by users of the public highway or create any other highway safety or amenity issues for local residents.
- 2.5. In weighing up all material planning issues, the scheme is considered to be in accordance with policies CP1, CP3, CP11 and CP13 of the Development Plan and the NPPF.

Figure 1: Location Plan



3.0 **Preliminary Matters**

- 3.1. Access to the case file on Public Access can be found here:-
<https://documents.richmondshire.gov.uk/planning/planning-documents?SDescription=ZD25/00245/VAR&viewdocs=true>

- 3.2. There are 10no. recent applications relating to this site (made up of applications for full planning permission, non-material amendment and discharge of conditions applications). However, the most relevant to this application for art installations is that of the original approval for a community building and works within Coronation Park and subsequent S73 applications. These are detailed below.

ZD23/00564/FULL – Full Planning Permission for Proposed Development to Erect a New Community Building Including Food Preparation Areas and Attached Multi-use Space 1912 sq m (use class E and F1), a Covered External Canopy 444 sq.m, Creation of new Public Square and Mini-Plaza (1724 sq m), Car Parking and Delivery Bay, External Plant Room, Bin Store and Covered Cycle Shelter, 6.0m High Lighting Columns and Building Mounted Lighting, 2.0m High Perimeter Fencing and Gates, Removal of Trees, Associated Earthworks, Hard and Soft Landscaping and to Include Demolition of Buildings on Site. APPROVED 25.03.2024

ZD24/00303/VAR- Variation of Conditions 2, 15, 17, 19, 20 Attached to Planning Permission ZD23/00564/FULL to Alter and Increase the Amount of Office Space in the Building. This in Turn Affects Conditions Relating to Approved Drawings and Strategies Dealing with Waste and Acoustics. APPROVED 25.09.2024

ZD25/00245/VAR- Variation of Condition 2 Attached to Planning Reference ZD24/00303/VAR to relocate the building and minor elevational and specification changes affecting external appearance and hard and soft landscaping areas and removal of Condition 22 Parts B and D only. APPROVED 21.10.2025

4.0 Site and Surroundings

- 4.1 The application site is located within Catterick Garrison Town Centre, which lies approximately 3 miles to the west of the A1, connected by the A6055 and A3136 (Catterick Road), linking the Town Centre to key settlements within the three main Sub Areas of the Spatial Strategy.
- 4.2. The application site includes an area of established open woodland and parkland to the east (known as Coronation Park). In the western section of the site is Shute Road including buildings 26-27, 28, 32-34 and part of a disused supermarket that have been demolished as part of the proposals. The area immediately north of no. 26-27 (now demolished) is currently grassed and there is an existing footpath to the south of 28 Shute Road that provides a link to existing routes within the park.
- 4.3. The Princes Gate Shopping Centre, Tesco supermarket and Catterick Leisure Centre are located within the vicinity (west), as well as Aldi supermarket which lies to the immediate south of the western part of the application site. All are within walking distance of the application site.
- 4.4. The application site is normally openly accessible by foot and by vehicles, with access to Shute Road possible via Richmond Road, however, certain parts of the site are currently blocked off during construction for safety and security reasons.

5.0 Description of Proposal

- 5.1. This application seeks Planning Permission for the installation of 6 'artwork markers' (by Katayoun Dowlatshahi) and 1 no. sculpture (by Steve Anwar) within Coronation Park, Richmond Road, Catterick Garrison.
- 5.2. The two types of installation proposed would vary greatly in form and design therefore each one is outlined separately below:

Entrance Markers & Orientation (Totems) by Katayoun Dowlatshahi

- 5.3. This element of the proposal would include six totems (2140mm in height) made from Corten steel with a ribbon design print waterjet cut into each. Each totem includes a ceramic collar (750mm in height) which is flush with the body of the totem poles and positioned so that it could be viewed from either a standing or wheelchair position. The artist would create an impression into the clay of the totem using leaves in order to achieve an engaging, tactile element to the work and reflect the hidden flora that can be found in the park.
- 5.4. The use of 'Corten steel' as a material would develop a natural rust colour. Although not part of this application, the supporting documents suggest that interpretation QR codes are being considered to be sited next to the pillars which would link to a short film about the artist and the commission (to be acceptable online).
- 5.5. The locations of the 6 no. markers have been selected following consultation with the community, design team and Council. The locations mark key entrance points to the park, providing visual consistency at key points. It is proposed that –
- 1no. marker be sited at the top of the Shute Road ramp at the entrance to the new development area to guide people in.
 - 1 no. marker positioned behind the Community and Enterprise Centre to provide a link from this area into the Park.
 - 3 no. Markers are located at entrance points the North, South and East of the Park and
 - 1 no. Marker be positioned at a mid-point in the park at a meeting point of various key pathways.

Each totem will include a 15mm baseplate fully welded onto the base. The baseplate will sit on 20mm non-shrink levelling grout.

Sculptural Commission: Sapien Studio by Steve Anwar

- 5.6. The sculpture would be located in the mini plaza at the base of the ramp from Shute Road sited within the hardscape within a public area. The concept for the structure (referred to in the submission as "Core Crossing") is to embody the values of Catterick Garrison and its deemed evolving identity: diverse, dynamic, and deeply rooted. The idea behind the sculpture, which benefits from input with the local community (including but not limited to after school groups, ex-servicemen, a choir group and veterans) is to *honour hidden stories, invite contemplation, and becomes an anchor in a constantly shifting world.*
- 5.7. The application proposes that the sculpture would act as a focal point being of large-scale Corten steel and act as both a landmark for Catterick Garrison's new town square.
- 5.8. The artwork would feature a poem which has been inspired by the artist's in-depth community engagement process in the local area and pick up on many themes about Catterick garrison which are considered to be important to the local community. It would measure approximately 4000mm in height x 4000mm in width and would be fixed to a concrete foundation pad measuring 3000mm x 3000 x 400mm.

6.0 Planning Policy and Guidance

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application under the Planning Acts in accordance with Development Plan so far as material to the application unless material considerations indicate otherwise.

Adopted Development Plan

6.2. The Adopted Development Plan for this site is:

- Richmondshire Local Plan 2012-2028 Core Strategy, adopted 2014
- Saved Local Plan Policy 23 of the Richmondshire Local Plan 1999-2006
- The Minerals & Waste Joint Plan 2015 – 2030 adopted 2022

Emerging Development Plan – Material Consideration

North Yorkshire Council is preparing a new Local Plan, however, it is at too early a stage to be a material planning consideration.

Guidance - Material Considerations

6.3. Relevant guidance for this application is:

- National Planning Policy Framework
- National Planning Practice Guidance
- National Design Guide 2021

A consultation exercise by Central Government is currently underway on a new draft of the NPPF. Whilst draft proposed changes to national policy can be treated as a material consideration, officers are of the view that given that this is only subject to consultation and represents no change from current policy, no more than negligible weight should be given to the suggested changes.

7.0 Consultation Responses

7.1. The following consultation responses have been received and have been summarised below.

Parish Council: No response received.

NYC Community Development Manager (west): No response received

NYC Local Highway Authority: No objections

One local representation was received, commenting:

I'm sorry but I cannot agree with the Councillor's views on the benefits of this scheme. Surely the money can be better spent to help people in the local area.

8.0 Environment Impact Assessment (EIA)

8.1. The site area exceeds 5ha, however, the affected area to experience development is considerably less. The proposal is not considered to fall within Schedule 2 Category 10(b) Urban Development Projects of The Environmental Impact Assessment Regulations 2017 (as amended) and exceeds threshold (iii) due to the site being over 5ha.

9.0 Main Issues

9.1. The key considerations in the assessment of this application are:

- Principle of Development
- Design
- Highway Safety
- Amenity

10.0 **ASSESSMENT**

Principle of Development

- 10.1. As set out in section 5.0, Planning Permission was granted for the erection of a new community building with multi-use space, covered external canopy, creation of public square and mini-plaza and associated car parking all off Shute Road, Catterick Garrison in March 2024. This scheme was then amended by virtue of application ref. ZD24/00303/VAR, approved in September 2024 and again in October 2025 (ref. ZD25/00245/VAR). Now that construction of the project is underway, this application seeks approval for the installation of commissioned artwork within Coronation Park and the approved 'mini-plaza'.
- 10.2. Policy CP11 (Supporting Community, Cultural and Recreation Assets) states that support will be given to development which helps to create additional community and recreational assets (land and buildings) that helps to improve community well-being and encourages social interaction.
- 10.3. It is envisaged that the proposed artwork would enhance the overall experience of the local community as they use the park and new community buildings, drawing links to local communities. Whilst no formal comments were formally received, colleagues within the NYC Cultural Development team have been closely involved in the design process and overall, the scheme is considered to meet the expectations of CP11 of the Local Plan as it will supporting community, cultural and recreational Assets.

Design

- 10.4. Section 5.0 of the report sets out the precise details of the proposed artwork, namely installations from two commissioned artists. A total of 6 no. totem pole structures would be installed, fixed into the ground and stabilised with concrete and/or steel plates at the surface, in various locations around Coronation Park. It is intended that they would be used as 'way markers' and further to involvement from local community and school groups, aim to reflect the natural environment of the park by using leaves, and other natural materials to create an impression within a clay 'collar'. The second of the two installations would be a split circular structure, located at the foot of the 'mini-plaza', picking up themes from the local areas within the structure itself. The main fabric for both installations would be Corten Steel.
- 10.5. It is clear from the submission that the chosen artists and other stakeholders have produced designs specifically with input from various community groups. The submitted documents provide in-depth background around the concept of each design, as well as detailed drawings and impressions to illustrate how the final pieces will look in situ. The artistic merits of any sculpture can often be emotive and subjective and so it is not the role of the Planning Authority or the planning process to assess this issue specifically, however, it is considered that the structures would be high quality, sensitively positioned at publicly accessible locations within the application site and would not appear dominant or overbearing. The pallet and inevitable natural finished of the materials to be used would not be out of place in this context and it is considered that the proposed sculptures would accord with Policies CP3 and CP13 of the Local Plan in terms of design.

Highway Safety

- 10.6. The proposed artwork would be positioned within various locations within the park and the approved 'mini-plaza', the closest of which to Richmond Road would be one of the proposed totem poles and to Shute Road, the single sculpture. None of the installations would be

illuminated and all would be located off or set back from the public highway. The Local Highway Authority have been consulted on the application and have not raised any objections or suggested any specific conditions to be attached to any Planning Permission granted. On this basis, Officers consider that the scheme would comply with the expectations of CP3 of the Local Plan and the NPPF with regards to highway safety.

Amenity

- 10.7. There are residential properties within the vicinity of the application site, with first floor accommodation above existing business premises, the nearest of which is located above the Eastern District Taylors Retail Shop at no. 6 Shute Road. The NPPF states that significant adverse impacts due to a new development should be avoided and other adverse impact should be mitigated and reduced to a minimum.
- 10.8. The application sets out that the installations may include a 'QR Code' near to each individual piece once in place, so that anyone interested in the concept and development of the artwork can scan the code and find out more. However, the art installations would not include any intrinsic audible functions, nor would they be illuminated and all would be within the public realm and not immediately outside of any residential properties.
- 10.9. One local objection was received as a result of formal consultation associated with the application, however, this relates more to the overall cost of the project so does not relate to amenity (and is not a material planning issue that can be afforded weight in overall assessment of the application in any case).
- 10.10. Therefore, whilst the installations are intended to be enjoyed by the general public and attract attention, they would not lead to loss of amenity to individual properties and as such, the development is found to comply with Policy CP3 in respect of noise and residential amenity.

Biodiversity Net Gain

- 10.11 This application is considered to be exempt from the general Biodiversity Gain Condition due the area taken up by the installations themselves being below the threshold in terms of being less than 25 square metres of onsite habitat.

11.0 PLANNING BALANCE AND CONCLUSION

- 11.1. Planning Permission was granted in March 2024 for the original community scheme, which included a new community building, multi-use space, covered external canopy and creation of public square and mini-plaza, off Shute Road, Catterick Garrison. This application relates specifically to the installation of artwork around Coronation Park and the public realm to be developed as part of this project.
- 11.2. Whilst a subjective issue, Officers consider that the proposed artwork would be of a high-quality design and material finish which would contribute in a positive way to the cultural and aesthetic amenity of the area, having involved local community groups as part of the design process. The installations would be sited so as to not interfere with the appropriate visibility required by users of the public highway or create any other highway safety or amenity issues for local residents.
- 11.3. Overall, there have been no technical objections received in relation to the application and proposals meet the requirements and expectations of policies CP1, CP3, CP11 and CP13 of the Local Plan and the National Planning Policy Framework.

12.0 RECOMMENDATION

12.1 That Planning Permission be GRANTED, subject to the conditions listed below.

Recommended conditions:

Condition 1 Time Limit

The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004. Approved Plans

Condition 2 Approved Plans

The development hereby permitted shall be carried out precisely in accordance with the approved drawings and particulars as set out below, together with any conditions attached to this approval, which may require any variation thereof:

- a) Application form and certificates;
- b) Location Plan
- c) Appendix 1 Design and Access Statement
- d) Appendix 2 Proposal and Visualisations Sapien by Steve Anwar
- e) Appendix 3 Proposal and Visualisations by Katayoun Dowlatshahi
- f) Appendix 4 Elevations and Foundation by Katayoun Dowlatshahi
- g) Appendix 5 Elevations and Foundations Sapien by Steve Anwar
- h) Appendix 6 Structural Calculations Sapien
- i) Appendix 12 Proposed Locations of all Artwork

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Target Determination Date: 22.01.2026

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