

PLANNING APPLICATIONS COMMITTEE

24 August 2016

PRESENT – Councillor Baldwin (in the Chair); Councillors Galletley, I. Haszeldine, L. Haszeldine, Johnson, Knowles, Lee, Regan, Stenson and J. Taylor. (10)

APOLOGIES – Councillors Cartwright, Kelley and Lister. (3)

ABSENT – Councillor Lyonette. (1)

ALSO IN ATTENDANCE – Councillor Coultas.

OFFICERS – Dave Coates, Planning Development Manager, Paul Ibbertson, Engineer (Highways Development Control), Carol Whelan, Principal Environmental Health Officer, and Andrew Errington, Lawyer (Planning), within the Neighbourhood Services and Resources Group. (4)

PA22. DECLARATIONS OF INTEREST – Councillor Johnson declared a Pecuniary Interest in Minute PA25 (1) - 16/00597/FUL, and withdrew from the meeting for the consideration of this item.

PA23. MINUTES OF MEETINGS – Submitted – The Minutes (previously circulated) of the meeting of this Committee held on 27 July 2016.

RESOLVED – That the Minutes be approved as a correct record.

PA24. PROCEDURE – The Assistant Director Law and Governance’s representative gave a short presentation which outlined the procedure to be followed during consideration of the applications for planning permission before this Committee.

RESOLVED – That the procedure be noted.

NOTE – APPLICATIONS FOR PLANNING PERMISSION – The following standard condition is referred to in those Minutes granting permission :-

Code No.	Conditions
A3	Implementation Limit (Three Years) The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission. Reason – To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
B4	Notwithstanding any description of the external materials in the submitted application, details of the external materials to be used in the carrying out of this permission (including samples) shall be submitted to, and approved by, the Local Planning Authority in writing prior to the commencement of the development and the development shall not be carried out otherwise than in accordance

	<p>with any such approved details.</p> <p>Reason - In order that the Local Planning Authority may be satisfied as to the details of the development in the interests of the visual amenity of the area.</p>
B4A	<p>The materials used in the external surfaces of the extension hereby permitted shall match those used on the existing building.</p> <p>Reason - In the interests of maintaining the visual amenity of the development in accordance with the requirements of Policy H12 of the Borough of Darlington Local Plan 1997.</p>
B5	<p>The proposed development shall be carried out in all respects in accordance with the proposals contained in the application and the plans submitted therewith and approved by the Local Planning Authority, or as shall have been otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason – To ensure the development is carried out in accordance with the planning permission.</p>
B9	<p>Prior to the commencement of development, or such other period as may be agreed with the Local Planning Authority, the details of any walls, fencing or other means of enclosure shall be submitted to, and approved by, the Local Planning Authority. The approved means of enclosure shall be erected prior to the approved development being brought into use, or within any approved phase of the development prior to that phase of the development being brought into use.</p> <p>Reason – In the interests of visual and/or residential amenity.</p>
E2	<p>A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing and, upon approval of such schemes, it shall be fully implemented concurrently with the carrying out of the development, or within such extended period as may be agreed in writing by, the Local Planning Authority, and thereafter any trees or shrubs removed, dying, severely damaged or becoming seriously diseased shall be replaced, and the landscaping scheme maintained for a period of five years to the satisfaction of the Local Planning Authority.</p> <p>Reason - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.</p>
E5	<p>Prior to the development hereby permitted being first occupied, or within such extended time as may be agreed in writing with the Local Planning Authority, the site shall be enclosed, on all boundaries, except at the permitted point of access, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>Reason - To safeguard the visual amenities of the locality and privacy of adjoining properties.</p>

PA25. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

16/00597/FUL - Carmel RC College, The Headlands, Darlington. Construction of a synthetic sand dressed turf pitch, along with associated floodlighting, enclosures, acoustic fencing and re grading of existing grass pitches (Revised Scheme) (Amended Drainage Assessment Report received 28 July 2016).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the views of the applicant, three objectors, two supporters and two Ward Councillors, all of whom Members heard, and an initial 133 letters of objection, with a further 19 letters of objection received following the submission of an amended drainage plan, and an initial 18 letters of support, with a further two letters of support. The Committee also took into consideration a number of consultee responses). A clear summary of planning issues was given by the Development Manager at the end of the debate which assisted Members in their deliberations prior to a decision being taken.

RESOLVED - That Members are minded to grant planning permission subject to the following conditions and that the application be referred to the Secretary of State (National Planning Case Work Unit) for consideration under the Town and Country Planning (Consultation) (England) Direction 2009 :-

1. A3 – Implementation Limit (Three Years).
2. The synthetic pitch hereby approved shall not be used outside the hours of 0900 - 2100 Mondays to Fridays; 0900 – 1600 on Saturdays, Sundays and Bank Holidays.
Reason - In the interests of residential amenity.
3. The floodlighting hereby approved shall not be used outside the hours of 0900 - 2100 Mondays to Fridays; 0900 – 1600 on Saturdays, Sundays and Bank Holidays.
Reason - In the interests of residential amenity.
4. The floodlighting hereby approved shall not be used between 1st May to 30th September.
Reason - In the interests of the bat foraging and commuting habitats.
5. A scheme to improve the hedges to the north and south of the synthetic pitch hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development. The development shall not be carried out otherwise than in complete accordance with the approved details and shall be retained and maintained thereafter throughout the life of the development and to the satisfaction of the Local Planning Authority.
Reason - In the interests of improving the bat foraging and commuting habitats.
6. No vegetation clearance shall take place during the bird nesting season (1st March to 31st August) unless a checking survey by a suitability qualified experienced ornithologist confirms the absence of any active bird nests to the Local Planning Authority.
Reason - In the interests of protecting breeding birds and their habitats.
7. If any excavations are left open overnight a means of escape shall be provided for any mammals. This will take the form of a rough wooden ramp at an angle of no greater than 45o and at least 300mm in width unless otherwise agreed in writing by the Local Planning Authority.
Reason - To ensure that there are no significant long term impact to the habitats and ecology of the locality.
8. Prior to the first use of the development a Community Use Agreement prepared in consultation with Sport England shall be submitted to and approved in writing by

the Local Planning Authority and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The Agreement shall apply to the Artificial Grass Pitch and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England consider necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved Agreement.

Reason - To secure well managed safe community access to the sports facility to ensure the sufficient benefit to the development of sport.

9. Notwithstanding the details shown on the approved plans, precise details of footways and access points to the pitch shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In order to ensure that the development incorporates appropriate accesses to the pitch.

10. Prior to the commencement of the development, a drainage assessment report shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be completed otherwise than in complete accordance with the approved plan.

Reason - To prevent the risk of flooding.

11. No means of amplification of sound shall be permitted as part of the development including the use of loud speakers and public announcement systems without the prior written approval of the Local Planning Authority.

Reason - In the interests of residential amenity.

12. Prior to the first use of the approved development the acoustic barrier shall be constructed in complete accordance with the details contained within the SSDTP Sound Impact Assessment reference 4879.3 dated 28 April 2016 and Drawing Reference Number NSCRCC003n and shall be retained and maintained thereafter throughout the life of the development and to the satisfaction of the Local Planning Authority.

Reason - In the interests of residential amenity.

13. The noise from the use of the synthetic sand dressed turf pitch shall meet the Local Authority noise assessment criteria contained within SSDTP Sound Impact Assessment reference 4879.3 dated 28 April 2016 at all noise sensitive locations.

Reason - In the interests of residential amenity.

14. The perimeter backboards and goal backboards surrounding the entire pitch shall be designed and lined with a suitable padding material so as to reduce the impact noise on the boards so that the $L_{Amax(fast)}$ does not exceed 65 dB(A) when measured at 5 metres. The perimeter backboards and goal backboards shall be maintained throughout the life of the development and to the satisfaction of the Local Planning Authority.

Reason - In the interests of residential amenity.

15. Construction work shall not take place outside the hours of 08.00 - 18.00 Monday - Friday, 08.00 -14.00 Saturday with no working on a Sunday and Bank/Public Holidays without the prior written permission from the Local Planning Authority.

Reason - In the interests of residential amenity.

16. Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the hours of construction and deliveries, measures for

controlling dust noise and vibration during the construction phase, traffic routes for construction traffic, warning signage, car park management and the development shall not be carried out otherwise than in complete accordance with the approved Plan.

Reason - In the interests of residential amenity and highway safety.

17. The development hereby approved shall not be carried out otherwise than in complete accordance with the measures outlined in the Halliday Lighting "Lighting Impact Study" dated 7 May 2016 and the lighting specification. Notwithstanding the details submitted with the planning application, the floodlights shall be fitted with internal baffles to reduce the impact of glare. The floodlighting shall be maintained thereafter throughout the life of the development and to the satisfaction of the Local Planning Authority.

Reason - In the interests of residential amenity and the visual amenity of the locality.

18. Notwithstanding the details submitted with the planning application, the lighting levels from the development hereby approved shall not exceed the Sky Glow Upward Light Ratio Max %, Light intrusion into windows Ev (Lux) and Luminaire Intensity (candelas) for Environmental Zone E2 contained within Table 2 of the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011.

Reason - In the interests of residential amenity and the visual amenity of the locality.

19. B5 – Detailed Drawings (Accordance with Plans).

NOTE: Following the Committee's decision, the applicant thanked the Chair and Officers for all the assistance that had been provided, in terms of the preparation and submission of the application.

15/00513/FUL - Woodburn Nursery, Salutation Road, Darlington. Redevelopment of site including demolition of existing buildings and erection of 25 No dwellings and access improvements (amended description) (Amended and Additional Plans and Documents Received 7 May 2016, 12 May 2016, 6 July 2016 and 2 August 2016).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of two objectors, whom Members heard.

RESOLVED - That the Director of Economic Growth be authorised to negotiate an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following:

- off site contribution for affordable housing
- a commuted sum for childrens' play equipment in the south west area of Darlington
- a commuted sum for a contribution for primary school places in Darlington
- a commuted sum for expanding, maintaining playing pitches in the south west area of Darlington
- a commuted sum towards the cost of bus shelters at the elm ridge garden centre bus stops on Coniscliffe Road
- a commuted sum for a replacement tree

and planning permission be granted subject to the following conditions:

1. A3 – Implementation Limit (Three Years).
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order), no enlargement, improvement or other alteration of the dwellings on Plots 20 to 25, including any additional structures/building within the curtilage of the site, shall be carried out without the prior consent of the Local Planning Authority, to whom a planning application must be made.
Reason - In order not to prejudice the amenities of the neighbouring properties on Stonehurst Drive and Stonecliffe Drive and in order that the Local Planning Authority is able to exercise control over future development of the site.
3. Prior to the commencement of the development and any site investigative works a Phase 1 Preliminary Risk Assessment shall be prepared by a “suitably competent person(s)” and submitted to and agreed in writing with the Local Planning Authority. The Phase 1 Preliminary Risk Assessment shall include a Site Inspection and a Conceptual Site Model (CSM) to identify and illustrate all potential contamination sources, pathways and receptors associated with the site and the surrounding environment.
Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.
4. Prior to the demolition of any existing buildings on the site, a Demolition Management Plan shall be submitted to the Local Planning Authority. The Plan shall include measures for the identification and removal of hazardous materials including asbestos, details of the hours of demolition, methods for controlling dust and vibration and the demolition works shall not be carried out in complete accordance with the approved plan.
Reason - In the interests of the amenity of the area.
5. Following the demolition of any existing buildings and prior to the commencement of any site investigate works, a Phase 2 Site Investigation Strategy (Sampling and Analysis Plan) shall be designed and documented by a “suitably competent person(s)” in accordance with published technical guidance (e.g. BS10175 and CLR11) and submitted to and agreed in writing with the Local Planning Authority, unless the LPA dispenses with the requirement specifically and in writing. The Phase 2 Site Investigation Strategy (Sampling and Analysis Plan) shall be sufficient to fully and effectively characterise and evaluate the nature and extent of any potential contamination sources, hazards and impacts. No alterations to the agreed Phase 2 Site Investigation Strategy or associated works shall be carried out without the prior written agreement of the Local Planning Authority.
Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development.
6. A Phase 2 Site Investigation works shall be conducted, supervised and documented by a “suitably competent person(s)” and carried out in accordance with the approved Phase 2 Site Investigation Strategy (Sampling and Analysis Plan). A Phase 2 Site Investigation and Risk Assessment Report prepared by a “suitably competent person(s)”, in accordance with published technical guidance (e.g. BS10175 and CLR11) and shall be submitted to and agreed in writing with the Local Planning Authority unless the Local Planning Authority dispenses with the requirement specifically and in writing.

Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.

7. Following the completion of the works required by condition 6 a Phase 3 Remediation and Verification Strategy shall be prepared by a “suitably competent person(s)” to address all human health and environmental risks associated with contamination identified in the Phase 2 Site Investigation and Risk Assessment. The Remediation and Verification Strategy which shall include an options appraisal and ensure that the site is suitable for its new use, and shall be submitted to and agreed in writing with the Local Planning Authority, unless the Local Planning Authority dispenses with the requirement specifically and in writing. No alterations to the Remediation and Verification Strategy or associated works shall be carried out without the prior written agreement of the Local Planning Authority. The Phase 3 Remediation and Verification works shall be conducted, supervised and documented by a “suitably competent person(s)” and in accordance with the approved Phase 3 Remediation and Verification Strategy.

Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.

8. Any contamination not considered in the Phase 3 Remediation and Verification Strategy, but identified during subsequent the construction/remediation works shall be subject to further risk assessment and remediation proposals agreed in writing with the Local Planning Authority and the development completed in accordance with any further agreed amended specification of works.

Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.

9. A Phase 4 Verification and Completion Report shall be compiled and reported by a “suitably competent person(s)”, documenting the purpose, objectives, investigation and risk assessment findings, remediation methodologies and validation results obtained to demonstrate the completeness and effectiveness of all approved remediation works conducted. The Phase 4 Verification and Completion Report and shall be submitted and agreed in writing with the Local Planning Authority within 2-months of completion of the development unless the Local Planning Authority dispenses with the requirement specifically and in writing. The development site or agreed phase of development site, shall not be occupied until all of the approved investigation, risk assessment, remediation and verification requirements relevant to the site (or part thereof) have been completed, reported and approved in writing by the Local Planning Authority.

Reason - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection.

10. The development shall not be carried out otherwise than in complete accordance with the approved document entitled “Construction Environmental Management Plan” Revision C dated 2 August 2016 produced by Esh Property Management unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of highway safety and residential amenity.

11. Construction and demolition work, including deliveries to and the removal of material from the site, shall not take place outside the hours of 08.00 - 18.00 Monday - Friday, 08.00 -14:00 Saturday with no working on a Sunday and Bank/Public Holidays without the prior written permission from the Local Planning Authority.

Reason - In the interests of residential amenity.

12. The development shall not be carried out otherwise than in complete accordance with the Dust Mitigation Measures outlined in the document entitled "Dunelm Property Services. Esh Property Services. Site Address – Salutation Road, Darlington" unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of residential amenity.

13. The proposed development shall not be carried out otherwise than in complete accordance with the following documents entitled unless otherwise agreed in writing by the Local Planning Authority:

- (a) Structural Damages – Particle Velocity Criterion produced by Balfour Beatty Ground Engineering.

- (b) Procedural Steps. GE – Dry Bottom Feed Vibro Stone Columns produced by Balfour Beatty Ground Engineering. Ref No BBGE-PC-4301 dated 13 October 2014.

- (c) Reference Materials. GE – GIMP Noise and Vibration Control on Construction Sites produced by Balfour Beatty Ground Engineering. Ref No BBGE-RM-4305 dated 9 December 2015.

Reason - In the interests of residential amenity.

14. The development hereby approved shall not be commenced on site, until a scheme of 'Surface Water Drainage and Management' for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. The scheme shall include but not be restricted to providing the following details;

- (a) Detailed design of the surface water management system;

- (b) Details of adoption responsibilities;

- (c) Management plan for the Surface Water Drainage scheme and any maintenance and funding arrangement;

The building hereby approved shall not be brought into use until the approved 'Surface Water Drainage' scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

Reason - To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10 and the National Planning Policy Framework.

15. The development hereby approved shall not be carried out otherwise than in complete accordance with the drainage scheme contained within the submitted document entitled "Engineering Layout" (Drawing No QD1073-03-01 Rev P12) dated July 2015. The drainage scheme shall ensure that foul discharge at Manhole 2602 and ensure that surface water discharges at manhole 2603 at a restricted rate of 8.21l/sec.

Reason - To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework 2012.

16. The development hereby approved shall not be carried out otherwise than in complete accordance with the approved document entitled “Sustainability & Energy Statement – Proposed Residential Development. Former Woodburn Nursery Site, Salutation Road, Darlington” produced by Trivselhus dated April 2015 unless otherwise agreed in writing by the Local Planning Authority.
Reason - In the interests of promoting sustainable development.
17. The development hereby approved shall not be carried out otherwise than in complete accordance with the approved document entitled “Bat Roost Surveys” produced by Penn Associates dated July 2015 unless otherwise agreed in writing by the Local Planning Authority.
Reason - In the interests of the protected Species and their habitats.
18. Prior to the occupation of the development, precise details of a piece of art or craft work shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include an agreed timescale for the erection of the piece of art or craft work and the development shall not be completed otherwise than in complete accordance with the approved details.
Reason - In the interests of the appearance and character of the site.
19. Prior to the development being occupied, a copy of the reports entitled “A Photographic Recording of the Former Stables Building at Woodburn Nursery, Salutation Road, Darlington” dated May 2015 and produced by Sarah Dyer and “Heritage Statement - Impact of the Proposed Housing Development at Woodburn Nursery, Salutation Road” dated May 2015 and produced by Dunelm Homes shall be deposited at the County Durham Historic Environment Record, and archiving required as part of the mitigation strategy shall be deposited at an agreed repository. This may include full analysis and final publication.
Reason - To comply with paragraph 141 of NPPF to ensure that the developer records and advances understanding of the significance of the heritage asset to be lost (wholly or in part) in a manner proportionate to its importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
20. The development shall not be carried out otherwise than in complete accordance with the document entitled “Arboricultural Method Statement For Trees at the Former Council Nursery, Salutation Road, Darlington” - Revision B produced by All About Trees dated 9th May 2016 unless otherwise agreed in writing by the Local Planning Authority.
Reason - In the interests of the visual amenity of the site and surrounding areas.
21. The development hereby approved shall be carried out in complete accordance with submitted landscaping scheme (Drawing Nos 2197 01 Rev I and 2197 02 Rev I dated May 2015). All new trees within the landscaping scheme shall be containerised or air potted and any trees or shrubs removed, dying, severely damaged or becoming seriously diseased shall be replaced and the landscaping maintained for a period of five years following the completion of the planting scheme to the satisfaction of the Local Planning Authority.
Reason - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.
22. E8 Tree Surgery (TPO Trees).
23. No planting shall take place within 0.5m of the boundary walls of Nos 296 and 298 Coniscliffe Road unless otherwise agreed in writing the Local Planning Authority.
Reason - In order to ensure that access to the boundary walls for repairs and maintenance is provided.
24. B5 – Detailed Drawings (Accordance with Plan).

16/00550/FUL - Land North East Of 3-4 Laurel Terrace, Sadberge, Darlington.
Erection of 3 No. terraced dwellings (amended and additional plans received 13 June 2016) (amended Heritage Statement received 13 June 2016).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated).

RESOLVED - It is recommended that planning permission be granted subject to conditions :-

1. A3 Implementation Limit (3 years).
2. B5 Detailed application (Accordance with Plans).
3. B4 Details of Materials (samples).
4. E2 Landscaping (Submission).
5. E5 Boundary Treatment (Submission).
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order [2015] (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or other alteration of the premises, including any additional structures/building within the curtilage of the site, shall be carried out without the prior consent of the Local Planning Authority, to whom a planning application must be made.

Reason - In order not to prejudice the amenities of the adjoining properties and in order that the Local Planning Authority is able to exercise control over future development of the site.

7. Unless otherwise agreed in writing by the Local Planning Authority, the proposed development shall be only carried out in all respects in accordance with the recommendations and methods contained within the Preliminary Ecology Appraisal (E3 Ecology Ltd) (May 2106).

Reason – in the interests of ecology.

8. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason – To prevent the increased risk of flooding from any sources in accordance with the NPPF.

9. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been approved in writing by the Local Planning Authority. The Scheme shall provide for:

- (i) Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.
- (ii) Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
- (iii) Post-fieldwork methodologies for assessment and analyses.
- (iv) Report content and arrangements for dissemination, and publication proposals.
- (v) Archive preparation and deposition with recognised repositories.
- (vi) A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.

- (vii) Monitoring arrangements, including the notification in writing to the County Durham Principal Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.
- (viii) A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.
The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings

Reason – To comply with para 135 & 141 of the NPPF because the site is of archaeological interest.

10. Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record.

Reason – To comply with para. 141 of the NPPF which ensures information gathered becomes publicly accessible.

PA26. NOTIFICATION OF APPEALS – The Director of Economic Growth reported that Mrs Denise Vassilounis has appealed against this Authority’s decision to refuse permission for the demolition of existing garages and erection of detached dwelling with single garage to rear (as amended by plans received 9 March 2016 and additional plans received 18 March 2016) at garages and garden to the rear of 38 Langholm Crescent, Darlington (Ref No. 15/01216/FUL).

RESOLVED – That the report be noted.

PA27. NOTIFICATION OF DECISIONS ON APPEALS – The Director of Economic Growth reported that Inspectors, appointed by the Secretary of State for the Environment had :-

- (a) dismissed the appeal by Mr and Mrs Morris against this Authority’s decision to refuse permission for demolition of outbuildings and erection of single detached dwelling and garage at Drayton Grange, Great Stainton (Ref No. 15/00944/FUL) (Copy of Inspector’s decision letter enclosed); and
- (b) allowed the appeal by Mr P Armstrong against this Authority’s decision to refuse permission for the erection of 2 first floor balconies to rear elevation at 5B The Spinney, Middleton St George (Ref No. 15/01206/FUL) (Copy of Inspector’s decision letter enclosed).

RESOLVED – That the report be noted.

PA28. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7) - Pursuant to Minute PA21/Jul/16, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 12 August 2016.

RESOLVED – That the report be noted.