

PLANNING APPLICATIONS COMMITTEE

3 February 2016

PRESENT – Councillor Baldwin (in the Chair); Councillors Cartwright, Cossins, Galletley, L. Haszeldine, Johnson, Kelley, Knowles, Lee, Lyonette, Regan, Stenson and J. Taylor. (13)

APOLOGIES –

ALSO IN ATTENDANCE - Councillors B Jones, D Jones and York. (3)

OFFICERS – Dave Coates, Principal Planning Officer, Paul Ibbertson, Engineer, within Services for Economic Growth, Neil Cookson, Solicitor, within the Neighbourhood Services and Resources Group and Rachel Kershaw, Head of School and Pupil Support Services. (4)

PA67. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA68. MINUTES - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 6 January 2016.

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

PA69. PROCEDURE – The Head of Legal Services' 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.

PA70. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION -

(1) Planning Permission Deferred

15/00976/OUT - Land off High Stell Middleton St George, Darlington. Erection of up to 200 dwellings including landscaping, open space, highway improvements and associated works.

RESOLVED – That, in view of the numbers in attendance and the practical difficulties in hearing the application today, the application be deferred

13/00940/RM1 - Land off Sadberge Road, Middleton St George, Darlington. Erection of 234 dwellings including landscaping, open space, highway improvements and associated works.

RESOLVED - That, in view of the numbers in attendance and the practical difficulties in hearing the application today, the application be deferred

PA71. YIEWSLEY MANOR HOUSING DEVELOPMENT – The Director of Economic Growth submitted a report (previously circulated) seeking approval to vary the Heads of Terms of the 106 Agreement, negotiated as part of the Yiewsley Manor Housing development to permit a financial contribution to be made to the Council in lieu of the developer (Bellway Homes) constructing a footpath link, with that contribution being then spent on public transport improvements within the locality of the site and to extend the existing dolomite path at the northern end of Clarence Drive linking up with the footpath which ran through the woodland to the north west of the site.

The submitted report outlined the background to the granting of planning permission for the housing site and for the Section 106 Agreement in relation to the construction and maintenance of footpath links, the enhancement of the existing play area and improvements to bus services. It was reported however, that during the course of the application, it had become necessary to amend the design of the direct route of the footpath to ensure compliance with the Disability Discrimination Act which would result in the footpath taking a significant amount of open space between Clarence Drive and Parkland Grove in order to achieve the appropriate gradients over the sloping site, the visual impact of which was likely to be significant.

Officers reported that consultation with local residents had revealed that public opinion on the matter was divided, however, in light of the difficulties in providing the footpath, it was recommended that the Council accept the financial contribution in lieu of providing the footpath.

RESOLVED – That the variation to the Section 106 Agreement, to secure a financial contribution in lieu of providing the footpath link be approved and that the developer be required to extend the existing dolomite path.

PA72. EXCLUSION OF THE PUBLIC - RESOLVED - That, pursuant to Section 100B(5) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the ensuing item on the grounds that it involves the likely disclosure of exempt information as defined in exclusion paragraph 7 of Part I of Schedule 12A to the Act.

PA73. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7) - Pursuant to Minute PA60/Jan/16, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 18 December 2015.

RESOLVED - That the report be received.