

PLANNING APPLICATIONS COMMITTEE

3rd June, 2009

PRESENT - Councillor Baldwin (in the Chair); Councillors Dunstone, Freitag, L. Haszeldine, Johnson, D.A. Lyonette, Robson, Stenson and Walker. (9)

APOLOGIES – Councillors M. Cartwright, Hartley, Lee and Regan. (4)

OFFICERS – Neil Cookson, Solicitor within the Corporate Services Department; Roy Merrett, Development Manager and Dave Coates, Principal Planning Officer, within the Chief Executive’s Department; and Harry Alderton, Highways Engineer, within the Community Services Department.

PA4. DECLARATION OF INTERESTS – In relation to Application Ref. No. 08/00773/OUT below Councillor Johnson declared a personal interest, as he was a governor at Abbey School, and left the meeting during consideration of that item only; and in relation to Application Ref. No. 09/00179/FUL, Councillor Freitag declared a personal interest and left the meeting during consideration of that application only.

PA5. TIMES OF MEETINGS -RESOLVED - That meetings of this Committee be held at 1.30 p.m. for the remainder of the Municipal Year 2009/10.

PA6. MINUTES - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 6th May, 2009.

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

PA7. PROCEDURE – The Borough Solicitor’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 conditions are referred to in those Minutes granting permission or consent :-

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.
A5	The development hereby permitted shall be commenced not later than the expiration of five years from the date of this permission. Reason - To accord with the provisions of Section 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

AD1	<p>Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.</p> <p>Reason - To accord with the Town and Country Planning (Control of Advertisement) Regulations 1992.</p>
AD2	<p>Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.</p> <p>Reason - To accord with the Town and Country Planning (Control of Advertisement) Regulations 1992.</p>
AD3	<p>Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.</p> <p>Reason - To accord with the Town and Country Planning (Control of Advertisement) Regulations 1992.</p>
AD4	<p>No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.</p> <p>Reason - To accord with the Town and Country Planning (Control of Advertisement) Regulations 1992.</p>
AD5	<p>No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).</p> <p>Reason - To accord with the Town and Country Planning (Control of Advertisement) Regulations 1992.</p>
B4	<p>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 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>
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>
B7	<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 Listed Building Consent.</p>

J2	<p>The site shall be investigated for landfill gas to the satisfaction of the Local Planning Authority and details of the test, results and measures required to render the development safe shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of the development.</p> <p>Where measures are required, they shall be installed prior to the development being occupied or such other time as may be required by the Local Planning Authority.</p> <p>Reason - The site lies within 250 metres of a former landfill site and the Local Planning Authority wishes to ensure that the site can be developed and occupied with adequate regard for environmental and public safety.</p>
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P8. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

09/00179/FUL - Snipe House Farm, Snipe Lane, Hurworth. Variation of condition 4 of Planning Permission Reference Number 06/00959/FUL dated 14th March, 2007 (residential development comprising 149 dwellings, playing pitch, public open space, car parking arrangements, access roads, landscaping and associated works) to defer implementing the scheme to provide a playing field prior to the occupation of the 75th dwelling, instead of the 50th.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), one letter of objection that had been received and the views of Councillor Hughes, Ward Councillor, whom Members heard).

RESOLVED – That planning permission be granted to vary condition four as follows :-

Prior to the commencement of the development a detailed assessment of the ground conditions of the land proposed for the playing pitch shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality and based on the results of the assessment, a detailed scheme to ensure that the playing fields will be to an acceptable quality shall be submitted to and approved by the Local Planning Authority following consultation with Sport England. The approved scheme shall be complied with in full prior to the occupation of 75th dwelling on the approved development or by April 2011, whichever is the sooner, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to for the Local Planning Authority to be satisfied as to the quality of the playing field.

09/00253/FUL - Red Barns Cottage, Haughton Road, Darlington DL1 2EA. Demolition of single storey garage and erection of two storey extension.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and three letters of objection that had been received).

RESOLVED – That planning permission be granted subject to the following conditions :-

- (a) A3 - Implementation Limit (Three Years).
- (b) B4 - Details of Materials (Samples).
- (c) B5 - Detailed Drawings (Implementation in accordance with approved plan).
- (d) Notwithstanding anything shown on the submitted plans precise details, including cross sections, of the proposed windows shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and the development shall not be carried out otherwise than in accordance with the approved details.

Reason – In order that the Local Planning Authority may be satisfied as to the details of the development in the interests of preserving and enhancing the character and appearance of the application property.

09/00149/FUL - Laburnum House, Denton. Demolition of existing dwelling and erection of replacement dwelling with detached single garage (amended plan received 22nd April, 2009).

RESOLVED – That planning permission be granted subject to the following conditions :-

- (a) A3 – Implementation Limit (Three Years).
- (b) B4 – Details of Materials (Samples).
- (c) No additional flank windows or other glazed openings shall be formed in the north eastern elevation of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason - To prevent overlooking of neighbouring dwellings.

- (d) J2 – Contamination.
- (e) No construction works shall take place outside of the hours 0800 to 1800 Monday to Friday and 0800 and 1400 on Saturday. No work shall take place on Sundays or Bank Holidays.

Reason - In the interests of residential amenity.

- (f) Notwithstanding the details shown on the approved plans, the block paved driveway and path at the front of the dwelling shall be constructed of porous materials or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. Details of the driveway shall be submitted to and approved by the Local Planning Authority prior to the commencement for the development. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - To prevent the risk of flooding.

- (g) B5 – Detailed Drawings (Implementation in accordance with approved plan).

09/00107/FUL - Manor Farm, Low Dinsdale. Erection of a poultry broiler house to hold 24,000 broilers.

(In reaching its decision, the committee took into consideration the Planning Officer's report (previously circulated), nine letters of objection, and the views of the applicant, the applicants agent and two objectors, whom Members heard).

RESOLVED – That planning permission be granted subject to the following conditions :-

- (a) A3 - Implementation Limit (Three Years).
- (b) B5 - Detailed Drawings (Implementation in accordance with approved plan).
- (c) Notwithstanding anything shown on the approved drawings no development shall commence until details of the precise coloured finish to the walls and roof of the building have been submitted to, and approved by, the Local Planning Authority. The development shall not be carried otherwise than in accordance with the approved details.
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.
- (d) Notwithstanding anything shown on the submitted drawings the landscape mound to the north of the development shall be extended to screen the north facing elevation of the building, details of which (to include a cross section), shall be submitted to, and approved by, the Local Planning prior to the commencement of development. The landscape mound shall be implemented prior to the development being brought into use.
Reason – In the interests of the visual amenity of the area and to safeguard the amenities of neighbouring residents from noise impacts associated with the poultry broiler house.
- (e) Working activities associated with the poultry broiler house including cleaning operations, feed deliveries and unloading of chickens, other than the collection of live birds, shall be restricted to 0700 – 1900 hours, Monday to Fridays (excluding Bank Holidays) and 0700 – 1300 hours Saturdays only.
Reason - To safeguard the amenities of neighbouring residential properties.
- (f) The stocking and destocking of birds shall not be carried out otherwise than in accordance with the details set out in paragraph 10 of Chapter 2 “Non Technical Summary” and Chapter 12 “Noise-Sources of Noise - The Impact of Noise” of the Environmental Impact Statement accompanying the application, dated February 2009.
Reason – To safeguard the amenities of neighbouring residential properties.

09/00206/FUL - 446 North Road, Darlington. Subdivision of dwelling house to form 2 no. self-contained apartments.

(In reaching its decision, the committee took into consideration the Planning Officer's report (previously circulated), five letters of objection that had been received, and the views of an objector, and Councillor G. Cartwright, Ward Councillor, whom Members heard).

RESOLVED – That planning permission be granted subject to the following conditions :-

- (a) A3 - Implementation Limit (Three Years).
- (b) B5 - Detailed Drawings (Implementation in accordance with approved plan).
- (c) Prior to the first occupation of the apartments hereby permitted a scheme for the provision of secure cycle parking within the rear curtilage of the property shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking shall be provided in accordance with the approved details prior to the first occupation of the apartments and thereafter be so maintained.
Reason - To ensure adequate provision of cycle parking on the site.
- (d) Prior to the commencement of the development, a scheme for protecting existing residential properties either side of the application property from noise arising from the apartments hereby approved shall be submitted to, and approved by the Local Planning Authority, in writing, and any works which form part of such a scheme shall be completed prior to any part of the development being first occupied or used.
Reason - To ensure satisfactory environmental conditions for the occupiers of the proposed residential accommodation.
- (e) Construction activities on the site shall only take place between the hours of 0800 and 1700 Monday to Friday, 0800 and 1200 on a Saturday and not at all on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
Reason - In the interest of residential amenity.
- (f) Notwithstanding the details submitted with the application, prior to the commencement of development hereby approved, details of a scheme to enable the first floor apartment to access the bin storage facilities in the rear yard through the existing building shall be submitted to and approved in writing by the local planning authority. Thereafter the details shall be implemented as approved and thereafter be so maintained.
Reason - In the interest of residential amenity.

09/00284/FUL - County Durham And Darlington NHS Foundation Trust, Darlington Memorial Hospital, Hollyhurst Road, Darlington. Demolition of existing laundry building, recreational building and ancillary hospital buildings and the formation of a car park for 39 staff car parking space and erection of temporary bottle store and sharps store.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the applicant's agent, whom Members heard).

RESOLVED - Following the expiry of the site notice on 5th June, 2009 and subject to no objections being received, planning permission be granted subject to the following conditions:

- (a) A3 – Implementation Limit.
- (b) Before the car parking shown referenced as Area 4 on Drawing No. DMH_IW-DEW_ES-DR-A-SG9005 Rev P3 is brought into use details of a cycle shelter including its proposed location shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in complete accordance with the approved details.
Reason - To ensure that adequate facilities are provided for cyclists accessing the site.

- (c) Before the development hereby permitted is commenced details of fencing for the protection of the retained Tree to the east of Tree T1 as shown on approved Drawing No. DMH_IW_DEW_ES_DR_A_SG9003 Rev P1) shall be submitted to and approved in writing by the local planning authority and shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - To ensure that a maximum level of protection in order to safeguard the well being of the trees on the site and in the interests of the visual amenities of the area.

- (d) Notwithstanding the details shown on the approved plans, a scheme for the planting of replacement trees, including species, size, location and schedule for planting, shall be submitted to and approved 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 the interests of the visual appearance of the surrounding area.

- (e) No development shall take place until a sample of the brick to be used in the construction of the boundary wall between the car park on the site if the former laundry building and playground of the Reid Street Primary School have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - In the interests of the visual appearance of the surrounding area.

- (f) J2 – Contaminated Land.

- (g) B5 – Detailed Drawings (Accordance with Plans).

(2) Planning Permission Refused

09/000173/OUT - Land At Former Corus Site, Whessoe Road, Darlington. Proposed residential development (outline application).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), one letter of objection that had been received and the views of the applicants agent and an objector, whom Members heard).

RESOLVED – That planning permission be refused for the following reasons :-

- (a) Policy H9 (Meeting Affordable Housing Needs) of the Borough of Darlington Local Plan 1997 states that the Council will seek to negotiate with developers for an element of affordable housing on new housing sites within development where a local need has been identified. The Council's adopted Affordable Housing Supplementary Planning Document states the affordable housing targets may, exceptionally be reduced or possibly waived if it can be demonstrated that there are unforeseen costs associated with the development that, taken together with the provision of affordable housing would render the project unviable. The applicant has failed to provide a robust case to

justify waiving or reducing the affordable housing provision for the site and therefore the proposed development would be contrary to Policy H9 (Meeting Affordable Housing Needs) of the Borough of Darlington Local Plan 1997 and the Council's adopted Affordable Housing Supplementary Planning Document.

- (b) The developer has failed to provide conclusive evidence that the development will not have an adverse impact on protected species, namely bats and Great Crested Newts contrary to policy E23 (Nature and Development) of the Darlington Local Plan.
- (c) The content of a planning agreement in relation to the proposed development potentially including financial contributions to bus stop improvements, off site open space and play equipment provision and education provision has not been finalised.

(3) Darlington Borough Council Granted

09/00136/DC - Abbey Road Junior School, Abbey Road, Darlington. Erection of single storey extension to form classroom.

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

RESOLVED – That subject to no objection being raised by Sport England planning permission be granted subject to Regulation 3 of the Town and Country Planning General Regulations 1992 and subject to the following conditions:

- (a) A3 – Implementation limit (3 Years).
- (b) B4 – Details of Materials.
- (c) B5 – Detailed application (Implementation in accordance with approved plans).

09/00193/DC – Darlington Borough Council, Town Hall, Feethams, Darlington. Erection of plant compound with new external wall to basement void and alteration to proposed car park (additional information and amended plans received 1st May, 2009).

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

RESOLVED – That subject to the objection from the Environment Agency being resolved, officers be authorised to grant planning permission, subject to Regulation 3 of the Town and Country Planning General Regulations 1992 and subject to the following conditions:-

- (a) 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.
- (b) Notwithstanding the details shown on the approved drawings, precise details of the means of enclosure for the plant compound shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.
Reason - In order to safeguard the future redevelopment of the application site in terms

of noise emissions from the plant.

- (c) Notwithstanding the details shown on the approved drawings, precise details of the means of enclosure for the plant compound shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In order to safeguard the future redevelopment of the application site in terms of noise emissions from the plant.

- (d) Prior to the commencement of the development, precise details of the accurate location, protection of and access arrangements to any Northumbrian Water apparatus shall be submitted to and approved by the Local Planning Authority in consultation with Northumbrian Water.

Reason - Northumbrian Water 's apparatus is located in/near to the development site and unrestricted access to the apparatus is required at all times. Northumbrian Water will not permit the erection of any buildings or structures over or close to the apparatus. Any proposed crossing, landscaping, parking areas or tree planting must comply with Northumbrian Water guidelines.

- (e) Notwithstanding the details shown on the approved plans, precise details of the following shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with the approved details:

- (i) method of reinstating redundant accesses to footways;
- (ii) construction of the new bus stop (including raised kerbs; platform; road markings; and bus stop pole);
- (iii) dropped kerb crossings and tactile paving; and
- (iv) the materials for the surfacing of the car park.

Reason - In the interests of highway safety.

- (f) 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.

Reason - To ensure the development is carried out in accordance with the planning permission.

- (g) The car park hereby granted shall be for a limited period of five years.

Reason - To enable the Local Planning Authority to reassess the redevelopment of the application site.

- (h) Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason - The information provided with the planning application indicates that the site has been subjected to a potentially contaminative land use, i.e. a bus depot. The environmental setting of the site is sensitive as it is within 50m of a main river. This condition will ensure that the risks posed by the site to controlled waters are assessed and addressed by the development.

- (i) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason - Unsuspected contamination may exist at the site which may pose a risk to controlled waters.

- (j) Flood warning notices shall be erected in numbers, positions and with wording all to be agreed with the Local Planning Authority. The notices shall be kept legible and clear of obstruction.

Reason - To ensure that owners and occupiers of premises are aware that the land is at risk of flooding.

- (k) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

Reason - To prevent pollution of the water environment.

- (l) No works shall commence on site until protective fencing, in accordance with BS5837 2005 has been erected around the trees to the east of the application site. The fencing should be at least 2.3 metres high and consist of a scaffolding frame, braced to resist impacts, supported by a weldmesh wired to the uprights and horizontals to dissuade encroachment. The extent of the protection should be inspected by a Council Officer prior to the commencement of the development.

Reason - To ensure the retention of the trees and their protection from damage, in the interests of visual amenity.

(4) Conservation Area Consent Granted

09/00151/CAC - Laburnum House, Denton. Demolition of existing dwelling and erection of replacement dwelling with detached single garage (amended plan received 22nd April, 2009).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and three letter of objections that had been received).

RESOLVED – That the conservation area consent be granted.

(5) Application Withdrawn

09/00122/DC - Red Hall Playing Area, Headingley Crescent, Darlington. Installation of multi use games area (MUGA), junior play area, link footpath, shelter and 4 No. lighting columns.

RESOLVED - That the application be withdrawn, at the request of the Principal Planning Officer, to allow further negotiations (archaeology).

P8. APPLICATION FOR PLANNING CONSENT

(1) Listed Building Consent Granted

09/00252/LBC – Red Barns Cottage, Haughton Road, Darlington, DL1 2EA. Listed Building Consent for renovation works comprising demolition of existing garage and erection of two storey side extension, replacement of timber and UPVC windows with sliding sash windows and blocking up existing door.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), three letters of objection that had been received and the views of the applicants agent, whom Members heard).

RESOLVED - It is recommended that Listed Building Consent be granted subject to the following conditions:

- (a) A5 - Listed Building Implementation (Listed Building Applications).
- (b) B4 - Details of Materials (Samples).
- (c) B7 - Detailed Drawings (Implementation in accordance with approved plan).
- (d) Notwithstanding anything shown on the submitted plans precise details, including cross sections, of the proposed windows shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and the development shall not be carried out otherwise than in accordance with the approved details.

Reasons - In order that the Local Planning Authority may be satisfied as to the details of the development in the interests of preserving and enhancing the character and appearance of the application property

(2) Planning Consent Granted

09/00249/DV - Arts Centre, Vane Terrace, Darlington. Display of internally illuminated fascia signage 'Darlington Arts Centre' over main entrance.

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

RESOLVED - That advertisement consent be granted subject to the following conditions:-

- (a) AD1 - AD5 Advertisements.
- (b) That this consent be granted for a limited period of five years from the date of this notice.

Reason - To accord with the town and country Planning (Control of Advertisement) Regulation 1992.

PA10. NOTIFICATION OF APPEALS – The Assistant Chief Executive (Regeneration) reported that :-

- (a) Mr. P. Dowse has appealed against this Authority's decision to refuse planning permission for the change of use of land for the purpose of stationing a mobile home for human habitation (retrospective application) at Field at OSGR E436133 N511391 Middleton St. George, Darlington (Reference Number 08/00999/CU); and
- (b) Mr. J. Fagan has appealed against this Authority's decision to refuse planning permission for the erection of residential dwelling at West View Cottage, Darlington Road, Sadberge, Darlington, DL2 1SA (Reference Number 09/00155/FUL).

RESOLVED - That the report be noted.

PA11. NOTIFICATION OF DECISION ON APPEALS – The Assistant Chief Executive (Regeneration) reported that the Inspectors appointed by the Secretary of State for the Environment had :-

- (a) allowed the appeal by W.K. Mounsey against this Authority's decision to refuse the application for erection of fodder store at Stable Block, Snipe Lane, Darlington (Reference Number 08/00888/FUL) (Copy of Inspector's decision previously circulated); and
- (b) dismissed the appeal by Mr. A. Ward against this Authority's decision to refuse the application for erection of residential dwelling house (additional information received 26th August, 2008) at Green Gables, 36 Carmel Road South, Darlington, DL3 8DJ (Reference Number 08/00596/FUL) (Copy of Inspector's decision previously circulated).

RESOLVED - That the report be noted.

PA12. EXCLUSION OF THE PUBLIC - RESOLVED - That, pursuant to Sections 100A(4) and (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.

PA13. PLANNING ENFORCEMENT ACTION (EXCLUSION PARAGRAPH NO. 7) - Pursuant to Minute PA112/May/09, the Assistant Chief Executive (Regeneration) submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 22nd May, 2009.

RESOLVED - That the report be received.