

PLANNING APPLICATIONS COMMITTEE

7th April, 2010

PRESENT – Councillors Walker (Chair), M. Cartwright, Dunstone, Freitag, Hartley, L. Haszeldine, Lee, DA Lyonette, Robson and Stenson. (10)

APOLOGIES – Councillors Baldwin, Johnson and Regan. (3)

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

PA93 – CHAIR – RESOLVED – That Councillor Walker be appointed Chair for this Committee for this meeting only.

PA94. DECLARATION OF INTERESTS – In relation to Application Ref Nos. 09/00851/FUL, 10/00015/FUL and 09/00878/FUL Councillor Dunstone declared a prejudicial interest due to him being a Member of Campaign for Real Ale (CAMRA) and knowing an objector wishing to speak on the Pendower Street application.

PA95. MINUTES – Submitted – The Minutes (previously circulated) of the meeting of this Committee held on 10th March, 2010.

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

PA96. 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 |
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| 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. |
| A4 | The development hereby permitted shall be commenced not later than one year from the date of this permission. Reason - (one year permission) - Specific reason required to be inserted by case officer. |
| A5 | 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 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990. |
| B4 | Notwithstanding any description of the external materials in the |

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| | <p>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> |
| C5 | <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), 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.</p> <p>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.</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</p> |

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| | <p>Local Planning Authority. Reason - To safeguard the visual amenities of the locality and privacy of adjoining properties.</p> |
| E11 | <p>Prior to the commencement of the development hereby approved (including demolition work), details shall be submitted of a scheme to protect the existing trees shown on the submitted plans to be retained. The submitted details shall comprise generally the specification laid down within BS 5837 and shall include fencing of at least 2.3m high, consisting of a scaffolding frame braced to resist impacts, supported by a weldmesh wired to the uprights and horizontals to dissuade encroachment. The agreed scheme of protection shall be in place before the commencement of any work, including demolition operations. The Local Planning Authority shall be given notice of the completion of the protection works prior to the commencement of any work to allow an inspection of the measurements to ensure compliance with the approved scheme of protection. Notwithstanding the above approved specification, none of the following activities shall take place within the segregated protection zones in the area of the trees:</p> <p>(a) The raising or lowering of levels in relation to the existing ground levels; (b) Cutting of roots, digging of trenches or removal of soil; (c) Erection of temporary buildings, roads or carrying out of any engineering operations; (d) Lighting of fires; (e) Driving of vehicles or storage of materials and equipment.</p> <p>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.</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> |
| 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</p> |

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| | <p>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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PA97. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

10/00113/FUL - Darlington Football Club, Neasham Road. Use of stadium car park for holding car boot fairs.

(In reaching its decision, the Committee took into consideration the Planning Officer’s report (previously circulated), one letter of objection and the comments of Durham Constabulary Traffic Management Officer that had been received and the views of Mrs. Mazurk and Mr. Draper, objectors, whom Members heard).

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

- (a) The planning permission for the use hereby approved shall be limited to a period of one year from the date of this permission after which time the use shall cease unless a further application for the use has been granted.
Reason - The Local Planning Authority considers that the development applied for is a suitable case for a temporary planning permission for a limited period as a trial run in accordance with the guidance set out in Circular 11/95, so that the Local Planning Authority may assess the impact of the development on the local and trunk road network and the potential disturbance to the wider area.
- (b) The use hereby approved shall operate only on a Sunday between the hours of 0830 and 1600 hours. The setting up of the car boot fair shall take place only during the period 0830 to 1000 hours the closure of the car boot fair between the hours of 1500 to 1600 hours. The car boot fair shall be open to the general public only between the hours of 1000 and 1500 hours.
Reason - To protect the amenities of nearby occupiers and to accord with the terms of the planning application.
- (c) The car boot fair shall be limited to the area indicated on the submitted approved plan as the ‘sellers car park’ no trading of any goods shall take place outside of that identified area.
Reason - To limit the size of the trading area to that identified on the submitted plan to ensure that any expansion of the trading area is not carried out without any further traffic assessments necessary being carried out to assess further local and trunk road impacts.
- (d) There shall be no sale of food and drink for consumption off the site at any time.
Reason - To protect the viability and vitality of the town centre and in order not to prejudice planning policy for new retail development.
- (e) The use hereby permitted is for the holding of a car boot fair only, that is, the sale of second hand goods by private members of the public and for no other form of retailing including the holding of a market involving the sale of not previously used goods

(including factory rejects and end of lines) by commercial traders.

Reason - To protect the viability and vitality of the town centre and in order not to prejudice planning policy for new retail development.

- (f) No charge shall be levied either directly or indirectly for parking by persons using the car park and visiting the car boot fair, without the prior written approval of the Local Planning Authority.

Reason - To ensure that adequate parking is available on site to support the event and to ensure that any off site parking on the local and trunk road network is minimised in the interests of highway safety.

- (g) The use hereby permitted shall not commence until details of the arrangements for storing of refuse or waste have been submitted to, and approved by, the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given and shall be completed prior to any part of the accommodation hereby permitted being occupied. The agreed details shall be implemented and operated at all times when the car boot fair is in operation.

Reason - To safeguard the amenities of the area.

- (h) The development shall be carried out in accordance with the submitted management plan in particular with regard to the number of sellers spaces which is restricted to 100.

Reason - To safeguard the amenities of the area.

09/00904/FUL - Coatham Grange, Coatham Mundeville. Change of use of building to residential dwelling, including erection of two storey extension to front elevation with associated stables, garage building and construction of access road via the field adjacent to Patches Lane (Revised scheme following previous refusal of planning application 09/00465/FUL dated 25 September 2009) (amended plans received 22 February 2010 and further amended by plans received 09 March 2010 which show a 2 metre wide gap between the existing hedgerow and the edge of the proposed access road).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), thirty three letters of objection; the objections of Coatham Mundeville Parish Council, Darlington Ramblers Group and the Footpath and Countryside Officer of the Ramblers Association; the comments of Northern Gas Networks, CE Electric UK, Natural England, the Council's Rights of Way Officer, the Council's Highways Engineer, the Council's Bridge Engineer, the Council's Environmental Health Officer and the Council's Greenspace manager; the concerns of the Council's Senior Arboricultural Officer and one letter of support that had been received and the views of Mr. Litcerland, applicant, Mrs. Taylor, Mrs. Hird, and Mr. Hardaker, objectors, and Councillor B. Jones, Ward Member, whom Members heard).

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

- (a) A3 – Implementation Limit (Three Years).
(b) J2 – Contamination.
(c) B4 – Details of Materials (Samples).
(d) Notwithstanding the provisions of condition 3), precise details of all windows, doors and rainwater goods shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development and the development shall not be carried out otherwise than in complete accordance with the approved details.
Reason - In the interest of the visual appearance of the development.
(e) Prior to the commencement of the development, precise details of the access road shall be submitted to and approved by the Local Planning Authority. The details shall include load bearing capacity measures of the road; the precise position of the road;

tree protection measures; details of works to the adjacent trees and hedgerows; construction and design details of the road (including surface materials); the number of passing places and a management and maintenance plan. The development shall not be completed otherwise than in complete accordance with the approved details.

Reason - In the interest of highway safety.

- (f) Prior to the commencement of the development, precise details of the passing bridge shall be submitted to an approved by the Local Planning Authority in consultation with the Environment Agency. The details load bearing capacity measures; tree protection measures, details of works to trees and hedgerows; construction and design details of the bridge (including materials) and a management and maintenance plan. The development shall not be completed otherwise than in complete accordance with the approved details.

Reason - In the interest of highway safety.

- (g) E2 –Landscaping (Submission).

- (h) C5 – Restriction of Permitted Development Rights (Residential).

- (i) The dwelling and associated buildings hereby approved shall not be used for any purposes other than domestic purposes without prior approval being first obtained from the Local Planning Authority.

Reason - In order to allow the Local Planning Authority to retain control over the development in the interest of highway safety and residential amenity.

- (j) The development shall not be carried out otherwise than in complete accordance with the mitigation detailed in the protected wildlife species report “Coatham Grange Bat Report” dated August 2008 by Durham Wildlife Services including, but not restricted to adherence to timing and spatial restrictions, provision of mitigation in advance, adherence to precautionary working methods.

Reason - To conserve protected species and their habitat.

- (k) The development site may offer opportunities for breeding birds to nest including the hedgerows and trees affected by the new access road. Any on site vegetation clearance should avoid the bird breeding season (March to end of August) unless the project ecologist undertakes a checking survey immediately prior to clearance and confirms no breeding birds are present.

Reason - To conserve protected species and their habitat.

- (l) The development shall not be carried out otherwise than in complete accordance with the mitigation detailed within the protected species report “Great Crested Newts Survey” dated March 2010 by Barrett Environmental Limited including, but not restricted to adherence to timing and spatial restrictions, provision of mitigation in advance, adherence to precautionary working methods.

Reason - To conserve protected species and their habitat.

- (m) B5 – Detailed Drawings (Accordance with Plan).

09/00878/FUL - Duke of Wellington, 32 The Green, High Coniscliffe. Erection of 2 dwelling houses, detached garages and access road.

(In reaching its decision, the Committee took into consideration the Planning Officer’s report (previously circulated), one letter of objection; the comments of High Coniscliffe Parish Council, Northumbrian Water, the Council’s Highways Engineer and the Council’s Public Protection Division and the objections of the Darlington Branch of Campaign for Real Ale (CAMRA) 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 (Accordance with Plan).
- (d) J2 - Contamination.
- (e) Notwithstanding any details submitted with the application, full and precise details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, the details as approved shall be implemented prior to any part of the development hereby permitted first being brought into use:
 - (i) The front boundary wall of the western most dwelling to be set back to ensure a visibility of 2.4m x 43m at the junction of the access road with the A67 and West Close with the A67.
 - (ii) Reinstatement of the redundant vehicular access onto West Close in normal footway construction, including the provision of new kerbs.
 - (iii) Provision of dropped crossing/tactile paving, and improvements to footways on the site frontage.
 - (iv) Disabled parking space with dimensions of 6m long x 3.6m wide to accommodate an access zone 1.2m wide to the side and rear of the bays.

Reason - In the interests of highway safety.
- (f) Notwithstanding anything shown on the submitted drawings the rear boundary wall to the car parking area of the dwellings shall not exceed 1m in height.

Reason – In the interests of highway safety.
- (g) Notwithstanding anything shown on the approved plans precise details of secure covered cycle parking provision shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the approved details and the cycle parking provision shall be made available upon completion of the car park.

Reason - To ensure that adequate cycle parking provision is provided to promote access and accessibility.
- (h) No work on the dwelling houses shall commence until the new access road and replacement car parking for the public house have been constructed.

Reason – To ensure that adequate on site car parking provision is available for the public house.
- (i) Development shall not commence until a detailed scheme for the diversion of a public sewer and water main or redesign of the proposal to avoid building over by the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian. Thereafter the development shall take place in accordance with the approved details.

Reason – An existing 25 inch trunk water main crosses close to the proposed development site and is shown to be built over on the application. Northumbrian Water will not permit the erection of a building or structure over or close to its apparatus. Diversion or relocation of the apparatus may be possible at the applicant's full cost.
- (j) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of the Order shall take place without the prior written consent of the Local Planning Authority, to whom a planning application must be made.

Reason - To safeguard the character and appearance of the High Coniscliffe Conservation Area and the amenities of adjoining residents.

(2) Planning Permission Refused

09/00775/FUL - Sainsbury's Supermarket, Victoria Road, Darlington. Alterations and extensions to existing superstore, construction of a decked car park, erection of a petrol filling station, alterations to access and egress arrangements and associated landscaping (revised scheme) (Amended Phase 1 and 2 Geotechnical report received 22.12.09 and amended plans and additional information received 15.2.10).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), sixteen letters of objection; the objections of Peacock and Smith on behalf of Morrisons Supermarkets Plc and the Town Centre Board; 70 letters of representation and a petition in support of the application containing 200 signatures that had been received and the views of Mr. Wilson, applicant, Mr. Booth, a supporter, and Mr. Draper, an objector, whom Members heard. A further letter of objection from the developer of the Oval was also highlighted at the meeting).

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

- (a) The proposal is for major retail development not in an existing centre and not in accordance with the development plan which would be likely to lead to the following significant adverse impacts on Darlington town centre, contrary to the policies of Planning Policy Statement 4 (in particular Policies EC16 and EC17.1b) and the development plan (Policies 10 and 25 of the Regional Spatial Strategy and S1 and S2 of the Borough of Darlington Local Plan) which jointly aim to promote the vitality and viability of existing centres by focusing retail development within them with the aim of offering a wide range of services to communities in an attractive and safe environment:
 - (i) it would divert substantial trade and turnover in comparison goods from the town centre, including from the clothing sector which underpins the retail role and economy of the centre;
 - (ii) it would be likely to lead to a decline in the vitality and viability of the town centre, including an increase in retail vacancy rates;
 - (iii) it would put at risk the prospects of bringing forward committed private sector investment for a major retail-led development at Commercial Street, a key element of the Council's strategy for the town centre;
- (b) The proposal is for major retail development not in an existing centre and not in accordance with the development plan which would be likely to lead to a significant adverse impact on accessibility to comparison goods shopping in the Borough, contrary to the policies of Planning Policy Statements 1 and 4 (in particular Policies EC10.2b and EC17.1b), Planning Policy Guidance note 13 and to the development plan (Policy 2 of the Regional Spatial Strategy).

(3) Planning Permission Deferred

10/00015/FUL - Garage block Adjoining 31 Pendower Street, Darlington. Residential Development comprising 7 No flats and 1 No Studio (Revised Application).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), 26 letters of objection including letters from the Ward Member and Westbrook Residents Association and the comments of the Environment Agency, the Council's Highway Engineer, the Council's Senior Arboricultural Officer and the Council's Environmental

Health Officer that had been received and the views of Mr. Taylor, applicant, whom Members heard).

RESOLVED - That planning permission be deferred to enable a site visit to take place.

(3) Change of Use Refused

09/00788/CU - Former Taylor Woodrow Site, Lingfield Way, Darlington. Change of use to waste transfer/recycling facility.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), three letters of objection; the comments of the Environment Agency, the Council's Public Protection Division and the Council's Highways Engineer that had been received).

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

The development would result in conditions that would prejudice the operational environment of adjoining offices by way of unacceptable levels of noise and would therefore be contrary to criterion 1 of Policy EP17 (Waste Material Storage, Processing and Transfer) of the Borough of Darlington Local Plan.

(4) Darlington Borough Council Granted

10/00017/DC - Site of former Springfield Primary School. Erection of 34 No. dwellings.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the comments of Natural England, Northumbrian Water, the Environment Agency, the Police Architectural Liaison Officer, the Council's Environmental Health Officer and the Council's Highways Engineer and the concerns of the Council's Senior Arboricultural Officer that had been received).

RESOLVED - Pursuant to Regulation 3 of the Town and Country Planning General Regulations, planning permission be granted subject to the following conditions:-

- (a) A3 - Implementation Limit (Five Years).
- (b) B4 - Details of Materials (Samples).
- (c) B5 - Detailed Drawings (Accordance with the Plans).
- (d) E5 - Boundary Treatment Submission.
- (e) E11 - Tree Protection.
- (f) J2 - Contamination.
- (g) Details of landscaping, to include wildlife friendly habitat areas, shall be submitted to, and approved by, the Local, Planning Authority prior to site clearance/demolition work commencing on site. Such landscaping shall be provided either within the first planting season after the completion of the development or prior to the building being occupied and thereafter permanently maintained. Any trees or shrubs removed, dying, severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally approved.
Reason- To create biodiversity and ensure a satisfactory appearance of the site and to improve the visual amenities of the locality.

- (h) Prior to the commencement of the development hereby approved, including any site clearance, further details shall be submitted of the finished floor levels of the proposed dwellings on site and the development implemented in accordance with those details approved.

Reason - In order that the Local Planning Authority may properly assess and confirm the impact of the development as a result of any possible remediation as a result of site investigations, which may alter prevailing levels on the site.

- (i) Notwithstanding any details submitted with the application, full and precise details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, the details as approved shall be implemented prior to any part of the development hereby permitted first being brought into use:

- (i) A scheme to provide for the introduction of a 20mph traffic-calming zone;
- (ii) Improvements to the existing footways on the site frontage including the reinstatement of the existing redundant access.
- (iii) Dropped crossing / tactile paving at the new access road.

Reason – In the interests of highway safety.

- (j) Notwithstanding anything shown on the approved plans precise details of secure covered cycle parking provision shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the approved details and the cycle parking provision shall be made available prior to the occupation of the building.

Reason - To ensure that adequate cycle parking provision is provided to promote access and accessibility.

- (k) Notwithstanding anything shown on the submitted drawings provision shall be made for a cycleway link to Belsay Walk to include vehicular drop off provision on the new access road and Belsay Walk, details of which shall be submitted to, and approved by the Local Planning Authority prior to the commencement of development. The development shall not be implemented otherwise than in accordance with the approved details.

Reason – to ensure that satisfactory access provision is made for cyclists and in the interests of highway safety.

- (l) Construction work shall not take place outside the hours of 07:30 to 18:00 hours Monday to Friday, 08:00 to 14:00 hours Saturday, with no working on a Sunday, Public Holiday or Bank Holiday, without prior agreement with the Local Planning Authority.

Reason - In the interests of residential amenity.

- (m) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to, and approved by, the Local Planning Authority, in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason – To ensure the discharge of surface water from the site does not increase the risk of flooding from sewers in accordance with the requirements of PPS25 “Development and Flood Risk” and complies with the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2000.

- (n) No development shall take place unless in accordance with the mitigation detailed within the protected species report ‘*Former Springfield School Site Extended Phase 1 Habitat Survey Report December 2009, Scott Wilson,*’ Section 5.2 including but not adherence to timing restrictions: undertaking checking surveys as stated.

Reason – To conserve protected species and their habitat.

- (o) Notwithstanding condition (12) above, A detailed working method statement, including soft-felling regards to the horse chestnut tree to be removed shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of development. The development shall not be carried out otherwise than in accordance with the approved details.

Reason – To conserve protected species and their habitat.

10/00118/DC - Skerne Park Community Centre, Coleridge Gardens, Darlington.
Installation of pole mounted closed circuit television (CCTV).

(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 pursuant to Regulation 3 of the Town and Country Planning General Regulations, subject to no adverse comments being received. The following condition would be required if planning permission is granted:

A3 - Implementation Limit (Three Years).

10/00066/DC - Surestart Day Nursery, Mount Pleasant Primary School, Newton Lane.
Erection of extension to office/reception and relocation of buggy/cycle shelter.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the comments of the Council's Highway Section that had been received).

RESOLVED - That pursuant to Regulation 3 of the Town and Country Planning General Regulations planning permission be granted subject to the following conditions :-

- (a) A4 - Implementation Limit (One Year).
- (b) B5 - Detailed Drawings (Accordance with Plan).

(5) Darlington Borough Council Listed Building Granted

10/00055/DCLB - Pease's House, 12A Horsemarket, Darlington. Installation of external bell sounder.

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

RESOLVED - That no objection be raised to the proposed alterations and that the application be referred to the Department of Communities and Local Government (Government Office for the North East) for determination with consideration given to the following conditions :-

- (a) A5 – Listed Building Applications (Implementation Limit).
- (b) B7 – Detailed Application (Listed Buildings).

(6) Applications Withdrawn

10/00013/FUL - New Blackwell Lawn Tennis Club, Carmel Grove, Carmel Road South, Darlington. Variation of condition (vii) of planning permission 89/00678/DM dated 7 February

1990 (The operation of the floodlighting shall be limited to the hours between 09:00 and 22:00 hours from the 1st day of May to the last day of September each year and between 09:00 and 21:00 hours during the remainder of the year) to permit use of the floodlighting between 09:00 and 21:30 hours throughout the year.

RESOLVED – That the application be withdrawn due to the objections being removed.

PA98. Planning Consent Granted

10/00094/ADV - The Brinkburn, Lady Kathryn Grove, Darlington. Display of 2 No. non illuminated Post Signs.

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

RESOLVED - That advertisement consent be granted subject to the standard conditions relating to the display of advertisements (ad1 – ad5) plus :-

Notwithstanding the details shown on the approved plans, the post signs shall be painted black within a timescale agreed with the Local Planning Authority.

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

PA99. NOTIFICATION OF DECISION ON APPEALS – The Assistant Chief Executive (Regeneration) reported that the Inspectors appointed by the Secretary of State for Environment have :-

- (a) Dismissed the appeal by Mr. M. Hodgson against this Authority's decision to refuse planning permission for erection of two storey side extension and single storey extension to the front at 10 Walton Heath, Darlington, DL1 3HZ (Reference Number 09/00692/FUL); and
- (b) Dismissed the appeal by Messr. S. Thompson and Son against this Authority's decision to refuse planning permission for erection of agricultural workers dwelling, detached block of 4 No. garages – but allowed the appeal insofar as it relates to the associated agricultural building at Proposed Agricultural Dwelling and Associated Farm Buildings, South Fields, Glebe Road, Great Stainton, Stockton on Tees (Reference Number 08/00018/FUL).

RESOLVED – That the report be noted.

PA100. 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.

PA101. PLANNING ENFORCEMENT ACTION (EXCLUSION PARAGRAPH NO. 7) - Pursuant to Minute PA92/Mar/10, the Assistant Chief Executive (Regeneration) submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 25th March, 2010.

RESOLVED - That the report be received.

