

PLANNING APPLICATIONS COMMITTEE

8th June, 2011

PRESENT - Councillor Baldwin (in the Chair); Councillors Cossins, L. Haszeldine, Johnson, Knowles, Landers, Long, Macnab, Regan, Stenson and J. Taylor. (11)

APOLOGIES – Councillors Lee and D. Lyonette. (2)

OFFICERS – Roy Merrett, Development Manager, Dave Coates, Principal Planning Officer and Ken major, Highways Engineer, within Services for People and Andrew, Errington, Lawyer (Planning) within Resources Group.

PA1. DECLARATION OF INTERESTS – (a) In relation to application 10/00752/FUL, Councillor Baldwin declared a personal and prejudicial interest and left the meeting for this application only.

(b) In relation to application 10/00752/FUL, Councillor Mcnab declared a personal and prejudicial interest and left the meeting for this application only.

(c) In relation to application 11/00229/FUL, Councillor Stenson declared a personal and prejudicial interest and left the meeting for this application only.

(d) In relation to application 10/00752/FUL, Councillor Baldwin declared a personal and prejudicial interest and left the meeting for this application only.

(e) In relation to application 11/00107/FUL, Councillor Long declared a personal non prejudicial interest due to him being a Member of the tennis club.

(f) In relation to application 11/00107/FUL, Councillor Johnson declared a personal non prejudicial interest due to him being a Member of the tennis club.

PA2. TIME OF MEETINGS - RESOLVED - That the first meeting of this Committee in the 2010/11 Municipal Year be held at 1.30 p.m. and the timing of meetings for the remainder of the Municipal Year be considered at that meeting.

PA3. MINUTES - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 9th March, 2011.

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

PA4. 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
A1	<p>The approval of the Local Planning Authority shall be obtained with respect to the following reserved matters prior to the commencement of the development :-</p> <ul style="list-style-type: none"> (a) access (b) appearance (c) landscaping (d) layout (e) scale <p>Application for approval of reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.</p> <p>Reason - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990.</p>
A2	<p>The development shall be begun two years from the final approval of the matters referred to in condition [1] or, in the case of approval on different dates the final approval of the last such matter to be approved.</p> <p>Reason - To accord with the provisions of Section 92[1] of the Town and Country Planning Act 1990.</p>
A3	<p>Implementation Limit (Three Years)</p> <p>The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission.</p> <p>Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.</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>
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>

	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.
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PA5. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

10/00752/OUT - Darlington Golf Club, Haughton Grange, Whinfield Road, Darlington.
Construction of new link road between Sparrow Hall Drive and the existing golf club access road (outline) (Amended Plans Received 16th December, 2010).

(In reaching its decision, the Committee took into consideration the Planning Officer’s report (previously circulated), thirty three letters of objection, two letters of representation, a letter of objection from Councillor Copeland and a letter from Councillors A. Scott and Wallis from the consultation exercise that they had undertaken with residents and the comments of the Highways Officer, the Rights of Way Officer and the Arboricultural Officer that had been received and the views of Mr. Proud, applicant, Mr. Peat and Mr. Bates, representatives, Mr. Atkinson, Mr. Foster and Mrs. Shepherd, objectors, and Councillor A. Scott, Ward Member whom Members heard. Further letters of support and a letter from Whinfield Residents Association were also highlighted at the meeting).

RESOLVED - That planning permission be granted 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) The development shall be begun two years from the final approval of the reserved matters referred to in condition (1) or, in the case of approval on different dates the final approval of the last such matter to be approved.
Reason - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990.
- (c) No development shall commence until an Ecological Assessment of the site including the existing hedgerow has been submitted to and approved by the Local Planning Authority. The submitted details shall include details of any mitigation measures that may be necessary. The development shall not be carried out other than in accordance with the approved details.
Reason - The proposal would result in the removal of part of a hedgerow which may have an importance with regard to ecology. An ecological assessment is required to ensure that the development will not cause any significant or unacceptable harm to ecology, in accordance with Policy E23 (Nature and Development) of the Borough Local Plan 1997.
- (d) No development shall commence until details of a tree planting scheme to include 1 No. Oak (*Quercus robur*), 1No. Lime (*Tilia cordata*) and 1 No. Hornbeam (*Carpinus Betula*) have been submitted to and approved by the Local Planning Authority. Thereafter the development shall not take place other than in accordance with the approved tree planting scheme.
Reason - The proposal would result in the removal of part of a hedgerow and a tree

planting scheme is required to mitigate against this loss, in accordance with Policy E12 (Trees and Development) of the Borough of Darlington Local Plan 1997.

- (e) No development shall commence until details of the provisions made for access by pedestrians including dropped crossings/tactile paving, and a short section of footway within the highway verge to the south of Sparrow Hall Drive, have been submitted to and approved by the Local Planning Authority. Thereafter the development shall not take place other than in accordance with the approved tree planting scheme.

Reason - The new access would attract use by pedestrians which should be adequately accommodated in accordance with Policy T39 (Conditions for Pedestrians) of the Borough of Darlington Local Plan 1997.

- (f) No development shall commence until details of the provisions made for ensuring that surface water does not discharge onto the public highway, have been submitted to and approved by the Local Planning Authority. Thereafter the development shall not take place other than in accordance with the approved tree planting scheme.

Reason - To ensure that surface water does not discharge onto the public highway in the interests of highways safety.

- (g) No development shall commence until a scheme for restricting vehicular access to Green Lane has been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason - In the interests of highway safety.

11/00175/FUL - 59 Elton Parade, Darlington. Conversion of existing care home to form single dwelling house, erection of 2 No detached dwellings and 2 No detached double garages.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), five letters of objection and thirty four letters of support that had been received and the views of Mr. Hepplewhite, applicants agent, Mr. O'Connor and Mr. Denham representatives, and Mrs. King, an objector, whom Members heard Two further letters of support and a further letter from the applicants agent were also highlighted at the meeting).

RESOLVED - That planning permission be granted 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 plans, details of improvement works to the existing vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the retention of the existing scoria blocks and dropped crossings on either side of the access.

Reason - In the interests of highway safety.

- (c) Notwithstanding any description of the external materials, including details of windows in the submitted application, details of the external materials, including details of windows 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.

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 West End Conservation Area.

- (d) Prior to the commencement of the construction of the development a design statement, to secure the Code for Sustainable Homes Rating 3 for the development shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise in accordance with the approved details.
Reason - In order that the Local Planning Authority are satisfied as to the details of the development and to ensure that the development is carried out in a sustainable manner in accordance with the Darlington Core Strategy Development Plan Document and the Supplementary Planning Document 2009 – Design for New Development.
- (e) 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 the hours of construction and a Dust Action Plan and the development shall not be carried out otherwise than in complete accordance with the approved Plan.
Reason - In the interests of residential amenity.
- (f) 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.
Reason - In the interests of visual and residential amenity.
- (g) 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.
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.
- (h) 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.
Reason - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.
- (i) Notwithstanding the details contained in the drawings hereby approved the specification of all hard surfaces including footpaths and driveways shall be submitted to and approved by the LPA. The details shall specify that they are constructed to be permeable surfaces. The surfaces shall be constructed in accordance with these details and shall be maintained as such thereafter, unless the written consent of the LPA is obtained.
Reason - In order to reduce the impact of this type of development on flooding and pollution of watercourses.
- (j) Prior to the commencement of the development, an Arboricultural Method Statement and a Tree Protection Plan shall be submitted to and approved by the Local Planning Authority. The details shall include the proposed areas for the storage of materials and associated temporary buildings; methods for erecting scaffolding within the root

protection areas of any trees, location of services and a method statement for laying any services; protection measures in accordance with BS5837 2005. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - To safeguard the trees within and around the site in the interests of the visual amenity of the area.

- (k) 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.

11/00191/FUL - Killerby Farm, Killerby. Erection of livestock shed (as amended by plans and Design and Access Statement received 18 April 2011).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), five letters of objection and the comments of Killerby Parish Meeting, the environment Agency and the Council's Environmental Health Officer that had been received).

RESOLVED - That planning permission be granted 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 plans, a colour scheme for the building hereby approved shall be submitted to and approved in writing 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 interests of the visual amenity of the surrounding area.

- (c) Prior to the commencement of the development a scheme for the planting of a hedge shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location and species of the hedge and a timescale for its implementation. The hedge shall be permanently maintained to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

Reason - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.

- (d) Prior to the commencement of use of the building, a Water Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The contents of the Plan shall be agreed with the Local Planning Authority prior to its submission and the development shall not be carried out otherwise than in complete accordance with the approved Plan.

Reason - In the interests of the residential amenity.

- (e) Prior to the commencement of the development a scheme for improvement works to the existing vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an agreed timescale for implementation and completion of the works and the development shall not be carried out otherwise

than in complete accordance with the approved details.

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.

11/00207/FUL - 5A The Spinney, Middleton St George, Darlington. Erection of dwelling house and detached garage.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), a letter of objection and the objections of Middleton St. George Parish Council that had been received and the views of Mr. Johnson, applicant, whom Members heard).

RESOLVED - That planning permission be granted 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 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.

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.

- (c) 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.

- (d) 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.

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.

- (e) Notwithstanding the submitted plans, development shall not commence until details of all boundary treatments have been submitted to and approved by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

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

11/00107/FUL - 14 and 16 Coniscliffe Road, Darlington. Erection of roof terrace incorporating front and rear balustrading over existing bar area and internal alterations to create new access points to the first floor and roof at 14 Coniscliffe Road and creation of first floor w.c facilities above 16 Coniscliffe Road (Additional plans received 31 March 2011 and 6 April 2011; Revised Design and Access Statement received 19 April 2011 and amended plans received 3 May 2011).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), ten letters of objection, a letter of concern from Darlington County Court and a further letter of concern from a previous objector following the submission of the amended plans that had been received).

RESOLVED - That planning permission be granted 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 plan, precise details of the balustrade shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The details shall include the precise design and siting of the balustrade and the methods of attachment to the floor and adjacent buildings and the development shall not be carried out otherwise than in complete accordance with the approved details.
Reason - In the interests of the visual amenity of the development.
- (c) Notwithstanding the requirements of condition 2), a Risk Assessment to prevent debris from being thrown onto the public highway below shall be submitted to an approved in writing by the Local Planning Authority. The Assessment shall take account of the design and location of the balustrade and the security measures to be put in place to monitor the roof terrace. The development shall not be carried out otherwise than in complete accordance with the approved details.
Reason - In the interests of the amenity of the area.
- (d) The roof terrace hereby approved shall not be used outside the hours of 1200 and 2300 Monday to Sunday.
Reason - In the interests of the amenity of the area.
- (e) No recorded or amplified music shall be played on the roof terrace hereby approved.
Reason - In the interest of the amenity of the area.
- (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) Notwithstanding the details shown on the approved drawings, self-closing hinges shall be fitted on the door which separates the first floor of the building and the roof terrace. The doors shall at no time be wedged in the open position during the opening hours of the roof terrace.
Reason - To protect the amenities of the nearby properties against increased noise.

11/00034/FUL - 3 Hill Rise, Middleton One Row. Erection of detached double garage to rear (amended plans received 28 March 2011).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) two letters of objection and the objections of Middleton St. George Parish Council that had been received, a further letter was also highlighted at the meeting from an objector withdrawing their objections).

RESOLVED - That planning permission be granted 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 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.

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.

- (c) 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.

- (d) The garage hereby permitted shall be used for private purposes only and no trade or business (nor any storage of goods and other articles in connection therewith) shall be carried on, in or from the building.

Reason - To enable the Local Planning Authority to retain control of the building in the interests of residential amenity.

(2) Planning Permission Refused

11/00150/FUL - 54 Barmpton Lane, Darlington. Erection of 2 no. dwellings.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), eight letters of objection, the comments of the Highway Engineer, the Environmental Health Officer and the Arboricultural Officer and the objections of the Campaign to Protect Rural England that had been received and the views of Mr. Bell, Mr. Holmes and Mr. Thurwell, objectors, whom Members heard).

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

- (a) In the opinion of the Local Planning Authority, the proposed development constitutes backland development that would unacceptably conflict with the privacy and quiet enjoyment of neighbouring dwellings and gardens in general and of the dwelling and garden of No. 52 Barmpton Lane which adjoins the proposed access to the site. The proposal is therefore considered to be contrary to saved Policy H13 (Backland Development) of the Borough of Darlington Local Plan 1997.

- (b) In the opinion of the Local Planning Authority, the proposed development constitutes an over intensification of development that would be out of keeping with the character of the surrounding area contrary to saved Policy H13 (Backland Development) of the Borough of Darlington Local Plan 1997.
- (c) In the opinion of the Local Planning Authority, the design of the proposed dwellings does not respect the predominant character and built-form of the area and does not therefore accord with the Council's Design of New Development Supplementary Planning Document (2009).

(3) Change of Use Granted

11/00095/CU - Lea Close, Middleton Road, Sadberge, Darlington. Retrospective change of use of part of site for scaffolding storage and distribution business (B8).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the comments of the Highways Officer and the Environmental Health Officer that had been received and the objections of Sadberge Parish Council that had been received and the views of Mr. Harvey, agent, whom Members heard).

RESOLVED - That planning permission be granted 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) Within two months of the date of this permission, details of an improved and metalled vehicular access to the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented in full accordance with a time scale to be agreed with the Local Planning Authority.
Reason - In the interests of highway safety as the existing site entrance is not metalled and the width of the dropped kerb is insufficient, in accordance with Policy T13 (New Development - Standards) of the Borough of Darlington Local Plan 1997.
- (c) Within two months of the date of this permission, a Site Traffic Management Plan to specify that sufficient space is kept clear for all operational vehicles to be able to manoeuvre within the site shall be submitted to any approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented in full and the site shall not be operated other than in accordance with the approved details.
Reason - In the interests of highway safety so that vehicles can exit the site in a forward gear, in accordance with Policy T13 (New Development - Standards) of the Borough of Darlington Local Plan 1997.
- (d) There shall be no burning of materials anywhere on the site.
Reason - To safeguard the amenities of neighbouring residential properties.
- (e) The use hereby permitted as a scaffolding storage and distribution business shall not be carried on outside the hours of 7.00 am - 7.00 pm Mondays to Fridays, 7.00 am - 8.00 pm Saturdays and vehicle movements only between 9.00 am and midday on Sundays and Public Holidays. No Loading shall be carried out on Sundays or Public Holidays.
Reason - To safeguard the amenities of neighbouring residential properties.

(4) Planning Permission Deferred

11/00229/FUL - 4 Barnes Close, Darlington. Erection of first floor extension to gable end, addition of pitched roof to garage and canopy to front elevation.

(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 Mr. Kavanagh, an objector, whom Members heard).

RESOLVED – That the application be deferred to enable a site visit to take place.

PA6. NOTIFICATION OF APPEALS – The Director of Place will report that :-

- (a) Mr. Godwin had appealed against this Authority's decision to refuse listed building consent for alterations including erection of front façade, insertion of disabled entrance and fire exit doors, replacement doors to garage, staircase to first floor, formation of meeting area on first floor, toilet and kitchen facilities at the Former Northern Welding Service, Hometown Lane, Darlington, DL3 6PH (Reference Number 10/00724/LBC);
- (b) Mr. Godwin had appealed against this Authority's decision to refuse planning permission for change of use from general industrial (B2) to young people's activity base (D2) incorporating erection of contemporary front façade at the Former Northern Welding Service, Hometown Lane, Darlington, DL3 6PH (Reference Number 10/00716/FUL); and
- (c) Mr. Cairney had appealed against this Authority's decision to refuse planning permission for change of use of land to the mixed use of equestrian and private gypsy site, including siting of 3 No. touring caravans and erection of stable block, tack room and amenity block with associated hard standing and car parking spaces at land off Aycliffe Lane, Darlington (Reference Number 10/00840/FUL).

PA7. NOTIFICATION OF DECISIONS ON APPEALS – The Director of Place reported that the Inspectors appointed by the Secretary of State for Environment have :-

- (a) Allowed the appeal by Cecil M Yuill Limited against this Authority's non-determination for details of appearance, landscaping and scale pursuant to outline planning permission 07/00152/OUT dated 17th July, 2007 (Conversion of existing dwelling to form 4 No. apartments and erection of 2 No. detached and 13 No. town houses with access road and association landscaping) (Reference Number 07/00152RM2);
- (b) Dismissed the appeal by Cecil M Yuill Limited against this Authority's decision for Discharge of Conditions for conversion of existing dwelling to form 4 No. apartments and erection of 2 No. detached and 13 No. town houses with access road and associated landscaping Croft House, 2 Tees View, Hurworth Place, DL2 2DQ (Reference Number 07/00152/OUT);
- (c) Allowed the appeal by Cecil M Yuill Limited against this Authority's decision to refuse approval of reserved matters for details of appearance, landscaping and scale pursuant to outline planning permission 07/00152/OUT dated 17th July, 2007 for conversion of existing dwelling to form 4 No. apartments and erection of 2 No. detached houses and 13 No. town houses with access road and associated landscaping (duplicate application) (Reference Number 07/00152/RM3);

- (d) Dismissed the appeal by Cecil M Yuill Limited against this Authority's decision for Discharge of Conditions for approval of details reserved by conditions 1,3,4,5,6,7,8,9,10,13,16,17,18,19,20 (partial), 21,22,23,24 attached to planning permission 07/00152/OUT dated 17th July, 2007 (conversion of existing dwelling to form 4 No. Apartments and erection of 2 No. Detached Houses and 13 No. town houses with access road and associated landscaping (outline) (Reference Number 07/00152/CON) (copy of decision letter enclosed for all of the above in relation to Croft House);
- (e) Allowed the appeal by Mr. King, J.K. Construction against this Authorities decision to refuse planning permission for Modification of planning permission 08/00216/FUL granted on appeal APP/N1350/A/08/2078609 dated 17th November, 2008 erection of two detached dwelling houses with associated garaging, parking and access – to permit alterations to door and window positions on the side and front elevations at 63 Middleton Lane, Middleton St. George (Reference Number 10/00733/FUL) (Copy of decision letter enclosed);
- (f) Dismissed the appeal by Mr. Puchala against this Authority's decision to refuse planning permission for Erection of 1 No. dormer bungalow (revised scheme) at 22 Friars Pardon, Hurworth (Reference Number 10/00159/FUL) (Copy of decision letter enclosed); and
- (g) Allowed the appeal by Sainsbury's Supermarket Limited against this Authority's decision to refuse planning permission for alterations and extensions to existing superstore, construction of a decked car park, erection of petrol filling station, alterations to access and egress arrangements and associated landscaping (revised scheme) (Amended Phase 1 and 2 Geotechnical Report received 22nd December, 2009), (amended plans and information received 15th February, 2010) (Reference Number 09/00775/FUL) (copy of decision letter enclosed).

RESOLVED - That the report be received.

PA8. EXCLUSION OF THE PUBLIC - RESOLVED - That, pursuant to Sections 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.

PA9. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7) - Pursuant to Minute PA97/Apr/11, the Director of Place submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 26th May, 2011.

RESOLVED - That the report be received.