

## PLANNING APPLICATIONS COMMITTEE

18th January, 2012

**PRESENT** - Councillor Baldwin (in the Chair); Councillors L. Haszeldine, Johnson, Knowles, Landers, Lee, Long, D. Lyonette, Macnab, Regan and Stenson and J. Taylor. (12)

**APOLOGIES** – Councillor Cossins. (1)

**OFFICERS** – Roy Merrett, Development Manager, Dave Coates, Principle Planning Officer, Jill Thwaite, Planning Officer and Harry Alderton, Highways Engineer, within Services for Place and Andrew Errington, Lawyer (Planning) within Resources Group.

**PA71. DECLARATION OF INTERESTS** – Councillor L. Haszeldine declared a personal interest due to her living within close proximity to the Enterprise Zone site.

**PA72. MINUTES** - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 21st December, 2012.

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

**PA73. CENTRAL PARK ENTERPRIZE ZONE – SIMPLIFIED PLANNING** – The Director of Place submitted a report (previously circulated) requesting the Planning Applications Committee to consider the representations received during the consultation period, and the resulting changes required to the Local Development Order.

The submitted report highlighted that in August 2011 the Tees Valley Enterprise Zone was agreed between the Government and the Tees Valley Unlimited in its current format, which included twelve sites throughout the Tees Valley, with developers on the sites benefitting from financial incentives, simplified planning rules and high speed broadband.

The Development Manager introduced the report and highlighted that Central Park had been identified as Darlington's contribution towards the Tees Valley Enterprise Zone and that a Local Development Order (LDO) had been drafted and consulted on, which set out the types of developments that would no longer needed to be subject to individual planning applications. Members were informed that the Enterprise Zone would come into force on 1st April, 2012 and that the simplified planning rules needed to be in place on or before this date in order for the site(s) to benefit from Enterprise Zone status.

The results of the consultation exercise were highlighted together with the changes to the LDO and the Statement of Reasons and members were informed that there was a monitoring framework included in the LDO as there was a requirement to monitor the LDO on an annual basis.

Discussion ensued on the impacts that the Enterprise Zone would have on Hundens Lane Depot, the consultation exercise that had took place, the interest of developers in the scheme and the access to the site.

**RESOLVED** – That the Planning Applications Committee endorse the submission of the Local Development Order and its Statement of Reasons to the Secretary of State for consideration.

**PA74. NOTIFICATION OF APPEALS** – The Director of Place reported that :-

- (a) Mr. Trevarrow had appealed against this authority's decision to refuse planning permission for change of use from open visual amenity space to provide garden, relocation of existing fence to side at 63 Glaisdale Court, Darlington (Reference Number 11/00450/FUL); and
- (b) Mr. Jones had appealed against this authority's decision to refuse planning permission for erection of detached garage to rear comprising 3 No. parking bays and associated hardstanding at the Arches, Walworth Road, Darlington (Reference Number 11/00577/FUL).

**PA75. NOTIFICATION OF DECISIONS ON APPEALS** – The Director of Place reported that the Inspectors appointed by the Secretary of State for the Environment had allowed the appeal by Mr. Schoon against this authority's decision to refuse planning consent for works to fell 1 No. Horse Chestnut tree (T4) protected under Tree Preservation Order (No 16) 1994 at 8 the Green, Hurworth, Darlington (Reference Number 11/00362/TF).

**RESOLVED** - That the reports be received.

**PA76. 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.

**PA77. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7)** - Pursuant to Minute PA70/Dec/11, the Director of Place submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 6th January, 2012.

**RESOLVED** - That the report be received.