

PLANNING APPLICATIONS COMMITTEE

25 July 2012

PRESENT - Councillor Regan (in the Chair); Councillors Cartwright, Cossins, Johnson, Knowles, Long, D. A. Lyonette and Macnab. (8)

APOLOGIES – The Mayor (Councillor Baldwin), L. Haszeldine, Lee, Stenson and J. Taylor. (5)

OFFICERS – Dave Coates, Principal Planning Officer, Andy Casey, Highways Engineer, within Services for Place, and Andrew Errington, Lawyer (Planning) within Resources Group.

PA122. DECLARATION OF INTERESTS - There were no declarations of interest reported at the meeting.

PA123. MINUTES - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 27th June, 2012.

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

PA124. 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.
B5	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.

PA125. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

12/00298/FUL – 75 High Northgate, Darlington. Conversion of existing lower ground floor to form self-contained flat; insertion of replacement UPVC windows and doors and insertion of a vehicular access within the existing rear boundary wall (as amended by plan received 26 June 2012).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), six letters of objection, the comments of the Council's Traffic Manager and the Council's Environmental Health Officer, and the views of the applicant, whom Members heard).

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

- 1 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.
- 2 Notwithstanding the details shown on the approved plans, any garage doors inserted into the approved vehicular access in the rear boundary wall shall open inwards and not outwards over the public highway.
Reason - In the interests of highway safety.
- 3 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.

12/00317/FUL – Lakeside Eco Lodge Park, Neasham Road, Hurworth Moor, Darlington. Removal of condition 20 of planning permission 07/01064/FUL granted on appeal, app/N1350/A/08/2071080 dated 18 July 2008 to permit year round opening.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), five letters of objection, concerns raised by Hurworth Parish Council, the objections of Neasham Parish Council and the Campaign to Protect Rural England, the comments of the Council's Traffic Manager, and the views of the applicant's agent, whom Members heard).

RESOLVED – That removal of planning condition 20 of planning permission 07/010640/FUL granted on appeal, app/N1350/A/08/2071080 dated 18 July 2008, to permit year round opening be approved, subject to the following conditions:

- 1 The lodges shall be occupied for holiday purposes only.
Reason – To ensure that the holiday accommodation is not used for unauthorised permanent residential accommodation in order not to prejudice Local Plan Policies of development in the open countryside.

- 2 The lodges shall not be occupied as a person's sole or main place of residence.
Reason – To ensure that the holiday accommodation is not used for unauthorised permanent residential accommodation in order not to prejudice Local Plan Policies of development in the open countryside.
- 3 The owners/operators of the leisure park shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
Reason – To ensure that the holiday accommodation is not used for unauthorised permanent residential accommodation in order not to prejudice Local Plan Policies of development in the open countryside.

PA126. NOTIFICATION OF APPEALS – The Director of Place reported that :-

- (a) Mr. Derek Smith had appealed against this authority's decision to refuse planning permission for Erection of stable block (revised application) at Field At OSGR E432786 N515576 Middleton St George, Darlington (Reference Number 12/00343/FUL).
- (b) Robert and Emma Wall had appealed against this authority's listed building enforcement notice at 1 Manor Farm Court, Bishopton, Stockton on Tees (Reference Number E/12/01).

RESOLVED - That the reports be received.

PA127. 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 items on the grounds that they involve the likely disclosure of exempt information as defined in exclusion paragraph 7 of Part I of Schedule 12A to the Act.

PA128. UNAUTHORISED CONSTRUCTION OF PORCH, 73 LOW CONISCLIFFE – The Director of Place submitted a report (previously circulated) seeking Members endorsement of the proposed course of action in relation to this unauthorised development.

RESOLVED – That no further action be taken in respect of the porch because the development is not considered to cause harm in planning terms and it would not be expedient in the public interest to take enforcement action.

PA129. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7) - Pursuant to Minute PA121/June/12, the Director of Place submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 13th July 2012.

RESOLVED - That the report be received.