

## PLANNING APPLICATIONS COMMITTEE

14 November 2012

**PRESENT** – The Mayor (Councillor Baldwin) (in the Chair); Councillors Cartwright, Cossins, Knowles, Lee, Long, D A Lyonette, Macnab, Regan, Stenson and J Taylor. (11)

**APOLOGIES** – Councillor L. Haszeldine and Johnson (2)

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

**PA155. DECLARATION OF INTERESTS** – There were no declarations of interest reported at the meeting.

**PA156. MINUTES** - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 17 and 24 October, 2012.

**RESOLVED** - That the Minutes be approved as correct records

**PA157. 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 :-

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 three years from the date of this permission. <b>Reason</b> - 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 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.
B4A	The materials used in the external surfaces of the extension hereby permitted shall match those used on the existing building. <b>Reason</b> - In the interests of maintaining the visual amenity of the development in accordance with the requirements of Policy H12 of the Borough of Darlington Local Plan 1997.
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.

**PA158. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION**

**(1) Planning Permission Granted**

**12/00599/FUL - 31 Teesway, Neasham, Darlington.** Two storey side extension, single storey rear extension and detached garage and new access. (Revised Plans).

(In reaching its decision, the Committee took into consideration a number of comments that had been received and the views of the applicant's representative, whom Memers heard).

**RESOLVED** - That Planning Permission be granted with the following conditions:

1. A3 – Time limit.
2. B4A – Matching materials.
3. This permission shall relate to the revised plans received by the Local Planning Authority on 17th October 2012.
4. B5 – Accordance with plans.
5. Before development takes place, full details of the works required to the frontage stone wall to create the new access shall be submitted to and approved in writing by the Local Planning Authority; these details will include the rebuilding of the wall adjacent to the removed bus garage. The approved details shall be implemented prior to the development being brought into use.

**Reason** – In the interests of the character of the dwelling and this locality in particular.

**12/00581/FUL - 120 Gladstone Street and 3 Thornton Street.** Erection of roof coverings over existing rear yard to create storage area for retail shop (revised application) (as amended by plans received 18 October 2012).

(In reaching its decision, the Committee took into consideration three letters of objection that had been received and the views of the applicant's agent and an objector, both of whom Members heard).

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

1. A3 – Implementation Limit (Three Years).
2. B4 – Details of Materials (Samples).
3. B5 – Detailed Drawings (Accordance with Plan).
4. The rear covered yard, the subject of this application, shall not be used for the storage or preparation of food.  
Reason – In the interests of residential amenity.

## **(2) Listed Building Consent Granted**

**12/00400/LBC - 2 The Hall, Dinsdale Park, Middleton St George, Darlington.** Listed Building Consent to replace existing wooden gates with wrought iron gates.

(In reaching its decision, the Committee took into consideration six letters of objection that had been received and the views of the applicant and a representative of the Dinsdale Park Management Company who spoke against the applications, both of whom Members heard).

**RESOLVED** - That Listed Building Consent be granted subject to conditions :-

1. A5 - LB Applications (Implementation Limit).
2. B5 Detailed Drawings (Accordance with Plan).

## **(3) Change of Use Granted**

**12/00469/CU - Stan Robinson (Stafford) Ltd, Morton Road.** Change of use of land for storage and processing of construction waste.

(In reaching its decision, the Committee took into consideration three letters of objection and the comments of the Environment Agency, one of the Council's Environmental Health Officers and the Traffic Manager, all of which had been received and the views of the applicant and an objector, both of whom Members heard).

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

1. A3 – Implementation Limit (Three Years).
2. B5- Detailed Application.
3. The site shall be used for recycling and processing of construction material only and not for the general storage of waste.  
**Reason** – To avoid the unnecessary accumulation of material on the site.
4. Within 28 days from the date of this permission, details of a wheel washing facility for traffic associated with the use and exiting the site, shall be submitted to, and approved by, the Local Planning Authority. The agreed wheel washing facility shall be installed within 28 days of any approval. The facility shall be maintained for permanent use thereafter.  
**Reason** – To ensure that adequate measures are available to prevent the

depositing of material from the site onto the public highway in the interests of road safety.

5. Within 28 days from the date of this permission, a dust management plan shall be submitted to, and approved by the Local Planning Authority. The agreed dust management plan shall be implemented within 28 days from the date of any approval. Thereafter the site shall operate in accordance with the approved management plan. Upon the issue of an Environmental Permit from the Environment Agency and implementation of the measures therein including dust control measures to protect the surrounding environment and human health, the dust management plan shall be superseded by the Permit.
6. No aggregates less than 3mm grade shall be stored at the site at any time.  
**Reason** – In order to limit dust emissions from the site in the interests of local amenity.
7. The hours of operation of the site shall be 07:00hrs to 1900hrs Mondays to Fridays, 07:00hrs to 16:00 hrs, Saturdays, and not at all on Sundays or Bank Holidays.  
**Reason** – In the interests of the amenity of the area.

**PA159. NOTIFICATION OF DECISIONS ON APPEALS** - The Director of Place reported that the Inspectors appointed by the Secretary of State for the Environment had :-

- (a) allowed the appeal by Mr and Mrs Wall against the Listed Building Enforcement Notice served by this Authority at 1 Manor Farm Court, Bishopston, Stockton on Tees (Reference Number E/12/01);
- (b) allowed the appeal by Mr Robert Smith against this Authority's decision to refuse planning permission for the change of use of land to form extension to existing private gypsy site for 2 additional pitches to accommodate a static caravan and 1 touring caravan on each pitch at Land at Snipe Lane Stables, Snipe Lane, Darlington (Reference Number 11/00790/FUL);
- (c) allowed the appeal by Mr Derek Smith against this Authority's decision to refuse planning permission for the erection of stable block (Revised application) at Field At OSGR E432786 N515576 Middleton St George Darlington (Reference Number 12/00243/FUL); and
- (d) allowed the appeal by Mr Lee Foster against this Authority's decision to refuse planning permission for the change of use to residential purposes, involving the siting of 4 mobile homes and 8 touring caravans, and erection of 4 amenity buildings, hard standing and internal access road at Field At OSGR E429405 N511842 Snipe Lane, Darlington (Reference Number 11/00755/FUL).

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

**PA160. 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.

**PA161. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 13)** - Pursuant to Minute PA151/Oct/12, the Director of Place submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 2<sup>nd</sup> November, 2012

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