

PLANNING APPLICATIONS COMMITTEE

27 August 2014

PRESENT – The Mayor (Councillor Lee); Councillor Baldwin (in the Chair); Councillors L Haszeldine, Johnson, Knowles, Lee, Long, D Lyonette, Macnab and J Taylor. (10)

APOLOGIES – Councillors Cartwright, Cossins, Regan and Stenson. (4)

ABSENT -

ALSO IN ATTENDANCE - Councillor C Hughes.

OFFICERS – Dave Coates, Principal Planning Officer and Paul Ibbertson, Engineer, within Services for Economic Growth and Andrew Errington, Lawyer (Planning) within the Neighbourhood Services and Resources Group. (3)

PA24. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA25. MINUTES - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 30 July 2014.

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

PA26. PROCEDURE – The Chief Executive’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.

PA27. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Refused

14/00563/CU - 15 Belvedere Road Darlington. Change of use of shop to A5 Hot Food Take Away use and alterations to shop front and rear of property (odour filters).

(In reaching its decision, the Committee took into consideration 35 letters of objection and 27 letters of support, the comments of the Highways Engineer, the Environmental Health Officer and Darlington Association on Disability which had been received, the views of the applicant’s agent; two objectors, and one of the Ward Councillors, who spoke against the application, all of whom Members heard).

RESOLVED - That planning permission be refused, subject to the following condition :-

1. The proposed development by virtue of its close proximity to residential dwellings will be likely to result in the generation of noise, disturbance and nuisance detrimental to the amenities of local residents. In particular the proposed development will generate some odours and noise from any odour neutralising equipment installed, which will be likely to cause nuisance to local residents. In addition the nature of the use will generate noise and disturbance from visiting members of the public, possibly late at night, which will be detrimental to the amenities of local residents.

In view of the above it is considered that the proposed development will be contrary to paragraphs 17 and 123 of the National Planning Policy Framework and Policy CS16 of the Darlington Local Development Core Strategy.

PA28. NOTIFICATION OF APPEALS – The Director of Economic Growth reported that :-

- (a) Mr Shaun Rees had appealed against this Authority's decision to refuse planning permission for erection of first floor rear extension at 45 St John's Crescent, Darlington, DL1 4DT (Ref No. 13/00782/FUL); and
- (b) Mark and Robert Burnside had appealed against this Authority's decision to refuse planning permission for erection of detached chalet style bungalow for holiday accommodation at Proposed Chalet, Skipbridge, Neasham Road, Hurworth Moor, Darlington (Ref No. 14/00106/FUL).

RESOLVED - That the report be received.

PA29. NOTIFICATION OF DECISIONS ON APPEAL – The Director of Economic Growth reported that Inspectors appointed by the Secretary of State for the Environment had :-

- (a) allowed the appeal by Mr Joe Burnside against this Authority's decision to refuse planning permission for conversion, extension and alteration of existing outbuildings to form 2 No residential dwellings at Black Banks Farm, Snipe Lane, Hurworth Moor, Darlington (Ref No. 13/00792/FUL) (copy of Inspector's decision letter previously circulated);
- (b) allowed the appeal by Mr Billy Cairney against this Authority's decision to refuse permission for change of use of land to form extension to existing private gypsy site for 3 no. additional pitches to accommodate 1 No static caravan and 1 No touring caravan on each pitch, and a transit pitch for guest car space and touring caravan; and erection of 3 No amenity buildings, hardstanding, widening of access to the site and an internal track, with boundary treatment at Field at OSGR E42885 N521385, Aycliffe Lane, Brafferton, Darlington (Ref No. 19/00433/FUL) (copy of Inspector's decision letter previously circulated);
- (c) allowed the appeal by Mr Thomas Lee against this Authority's decision to refuse planning permission for change of use of land to private gypsy site for residential purposes incorporation the siting of a mobile home, a touring caravan, an amenity building and a stable block comprising 2 No stables and

tack room together with hardstanding and landscaping at Snipe Lane, Hurworth Moor, Darlington, DL2 1QB (Ref No. 13/00721/FUL); (copy of Inspector's decision letter previously circulated); and

- (d) dismissed the appeal by Mr J King against this Authority's decision to refuse to grant a Certificate of Lawfulness for existing use of a caravan as a residential dwelling at Oaklands Meadow, Oaklands Farm, Middleton St George, Darlington, DL2 1EY (Ref No. 13/00427/LU) (copy of Inspector's decision letter previously circulated).

RESOLVED –That the reports be received.

PA30. 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.

PA31. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7) - Pursuant to Minute PA23/Jul/14, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 18 August 2014.

RESOLVED - That the report be received.