

PLANNING APPLICATIONS COMMITTEE

6 April 2016

PRESENT – Councillor Baldwin (in the Chair); Councillors Galletley, Johnson, Kelley, Knowles, Regan and Stenson. (7)

APOLOGIES – Councillor Cartwright, Cossins, L Haszeldine, Lee, Lyonette and J Taylor. (6)

ABSENT –

ALSO IN ATTENDANCE –

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

PA82. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA83. MINUTES OF MEETINGS – Submitted – The Minutes (previously circulated) of meetings of this Committee held on 17th February and 2nd March, 2016.

RESOLVED – That the Minutes be approved as correct records.

PA84. PROCEDURE – The Assistant Director Law and Governance'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 condition is 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.
B4A	The materials used in the external surfaces of the extension hereby permitted shall match those used on the existing building. Reason - 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

	<p>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>
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PA85. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

16/00040/FUL - 1 Church Close, Middleton St George. Extension to the side of detached dwelling.

(In reaching its decision, the Committee took into consideration the Planning Officer’s report (previously circulated) and the views of the applicant, whom Members heard).

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

1. A3 – Implementation period.
2. B4A – Matching materials.
3. B5 – In accordance with the submitted plans.

(2) Planning Permission Deferred

15/01216/FUL - Garages and Garden to rear of 38 Langholm Crescent. Demolition of existing garages and erection of detached dwelling with single garage to rear (as amended by plans received 9 March 2016 and additional plans received 18 March 2016).

(In reaching its decision, the Committee took into consideration the Planning Officer’s report (previously circulated) and the views of the applicant’s agent and the three objectors, all of whom Members heard).

RESOLVED – That consideration of the above be deferred to enable a site visit to take place.

(3) Planning Permission (in outline) – No decision

15/01006/OUT - Land off Yarm Road Middleton St George, Darlington. Outline application to erect Doctors’ Surgery, Pharmacy and up to 26 Dwellings.

(The Committee took into consideration the Planning Officer’s report (previously circulated) and the views of the applicant’s agent, two objectors and one of the Ward Councillors, all of whom Members heard).

NOTE – The motion which was moved and seconded to grant outline planning permission in relation to this application was lost and, as there was no other Motion put

forward and seconded, there was no decision made in relation to this application. The application will be considered at the next available Planning Committee meeting.

PA86. NOTIFICATION OF APPEAL – The Director of Economic Growth reported that Mr and Mrs R Morris had appealed against this Authority’s decision to refuse planning permission for demolition of outbuildings and erection of single detached dwelling and garage at Drayton Grange, Great Stainton (Ref. No. 15/00944/FUL).

RESOLVED – That the report be noted.

PA87. NOTIFICATION OF DECISIONS ON APPEAL - The Director of Economic Growth reported that Aldi had withdrawn its two appeals against this Authority’s decision to refuse planning permission for variation of condition 13 of planning permission 91/00703/FUL dated 24 December 1991 (erection of a food store and frozen food store and outline application for residential development to rear of site) to allow deliveries to take place on Mondays to Saturdays between 7.00 a.m. and 6.00 p.m. and Sundays between 9.00 a.m. and 5.00 p.m. instead of Mondays to Saturdays between 8.00 a.m. and 6.00 p.m. (14/01265/FUL) and certificate of lawfulness – to permit deliveries without adherence to condition 13 (restriction of delivery times) of planning permission Ref No 8/91/703/DM dated 24 December 1991 (erection of a food store and frozen food store and outline application for residential development to rear of site) Ref No 15/00638/LU at Aldi Foodstore Limited, 255 Yarm Road, Darlington.

RESOLVED - That the report be received.

PA88. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7) - Pursuant to Minute PA81/Mar/16, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 19 February 2016.