

PLANNING APPLICATIONS COMMITTEE

2 March 2016

PRESENT – Councillor Baldwin (in the Chair); Councillors Cossins, L Haszeldine, Johnson, Kelley, Knowles, Lee, Lyonette, Regan, Stenson and J Taylor. (11)

APOLOGIES – Councillor Galletley.

ABSENT – Councillor Cartwright.

ALSO IN ATTENDANCE – Councillor I Haszeldine (1)

OFFICERS – Dave Coates, Principal Planning Officer, Adrian Hobbs, Planning Officer, Paul Ibbertson, Engineer, within Services for Economic Growth, Neil Cookson, Solicitor, within the Neighbourhood Services and Resources Group.(4)

PA77. DECLARATIONS OF INTEREST – Councillor L Haszeldine declared an interest in Minute PA79(2) below, (Ref No. 15/01224/FUL) and left the meeting during the discussion on that item. There were no other declarations of interest reported at the meeting.

PA78. 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. |
| 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. |

PA79. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

15/01095/FUL - Westfield Tennis Club, Mill Lane, High Coniscliffe, Darlington. Demolition of existing tennis club pavilion and erection of a replacement building (additional information and amended plans received 14 January 2016).

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

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

1. A3 - Implementation Limit (Three Years).
2. Prior to the commencement of the development precise details of the additional hedge planting shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the details of the species and the timescale for the implementation and the development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In the interests of the visual appearance of the street scene and residential amenity.

3. Prior to the commencement of the development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details relating to the hours of construction and deliveries, areas designated for the storage of materials, the access and parking arrangements for construction traffic. The development shall not be carried out otherwise than in complete accordance with the approved Plan.

Reason - In the interests of highway safety and to ensure that the Public Right of Way is not obstructed during the construction phase of the development.

4. B5 Detailed Drawings (Accordance with Plan).

(2) Variation of Planning Permission Approved

15/01224/FUL – ALDI Yarm Road, Darlington. Variation of condition to allow deliveries to take place on Monday to Saturday between 07:00 and 18:00 and on Sunday between 09:00 and 12:00.

(In reaching its decision the Committee took into consideration the Planning Officer's report (previously circulated), the views of the applicant's agent and representative and the objections of one of the local Ward Councillors, all of whom Members heard).

(NOTE – Councillor L Haszeldine left the room during consideration of this item).

RESOLVED - That approval be given to vary Condition 13 of planning permission reference 8/91/703/DM to read as follows :-

'Deliveries to the ALDI retail store shaded in blue on submitted Plan Ref : 0376-PL(1)01 shall only take place on Monday to Saturday between 07:00 and

18:00 and Sundays 09:00 and 12:00. Deliveries to all other stores shall only take place on Monday to Saturday between 08:00 and 18:00. The chiller units and engines of delivery vehicles shall be turned off while waiting and during deliveries.

15/01127/FUL – Jubilee Wood Farm, Newbiggin Lane, Heighington. Variation of condition 14 (Landscaping) attached to planning permission 13/00855/FUL dated 14 February 2014 for development of therapeutic, education and care facility comprising 2 No children's care homes and learning centre with related facilities - to permit a replacement planting scheme (amended and additional plans and information received 2 February 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 whom Members heard).

RESOLVED - That planning permission granted subject to the following condition:

1. The approved landscaping scheme as shown on Drawing Nos: 1319.03D and 1319.04 shall be fully implemented within the first available planting season, or within such extended period which may be agreed in writing by, the Local Planning Authority and thereafter any trees or shrubs removed, dying, severely damaged or becoming seriously diseased shall be replaced, and the landscaping scheme maintained in perpetuity to the satisfaction of the Local Planning Authority.

Reason - To ensure a satisfactory appearance of the site in the interests of the amenities of the area.

PA80. NOTIFICATION OF APPEALS – The Director of Economic Growth reported that the Secretary of State for Environment had :-

- (a) dismissed the appeal by Mr Sean Sykes against this Authority's decision to refuse planning permission for the change of use of land to private gypsy site for residential purposes incorporating the siting of a mobile home, 2 touring caravans and the erection of an amenity building (revised application) (Ref No. 14/00879/FUL) (copy of Inspector's decision letter previously circulated);
- (b) allowed the appeal by Mr David Ward against this Authority's decision to refuse planning permission for the change of use of land to private gypsy site including the siting of 2 mobile homes, 2 touring caravans and 2 amenity buildings (revised application) (Ref No. 14/00891/FUL) (copy of Inspector's decision letter previously circulated); and
- (c) allowed the appeal by Mr Ward, Mr Sykes and Mr Watson against this Authority's decision to refuse planning permission for the change of use of land to private gypsy site for stationing caravans for residential occupation with associated development including a shared access track, hard standing, landscaping and fencing between plots, utility blocks and installation of septic tank for 3 plots (Ref No. 14/01154/FUL) (copy of Inspector's decision letter previously circulated).

PA81. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7) - Pursuant to Minute PA73/Feb/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.