

PLANNING APPLICATIONS SUB-COMMITTEE

5th March, 2008

PRESENT - Councillor Baldwin (in the Chair); Councillors M. Cartwright, L. Haszeldine, Lee and D.A. Lyonette. (5)

APOLOGIES – Councillor Regan. (1)

PASC7. DECLARATION OF INTERESTS - There were no declarations of interest reported at the meeting.

PASC8. MINUTES - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 5th February, 2008.

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

PASC9. PROCEDURE – The Principal Planning Officer gave a 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	The development hereby permitted shall be commenced not later than the expiration of five years from the date of this permission. Reason - (one year permission) - Specific reason required to be inserted by case officer.
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.
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.

PASC10. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

08/00001/FUL - 31 Dale Road, Darlington. Erection of single storey kitchen, utility and garage extension (additional plan received on 13th February, 2008).

(In reaching its decision, the Sub-Committee took into consideration one letter of objection which had been received and the views of Mr. and Mrs. Reeves, objectors and Mr. McLean, the applicant, whom Members heard).

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

- (a) A3 - Implementation Limit (Three Years).
- (b) B4 - Details of Materials (Samples).
- (c) B5 - Detailed Drawings (Implementation in accordance with approved plan).
- (d) The windows formed in the east side elevation shall be obscure glazed, (hinged to open inwards) and shall not be repaired or replaced other than with obscured glazing.

Reason - To prevent overlooking of the nearby premises.

08/00025/FUL - 12 Grangeside, Darlington. Erection of two storey rear extension (additional plans received on 25th January, 2008).

(In reaching its decision, the Sub-Committee took into consideration one letter of objection which had been received).

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

- (a) A3 - Implementation Limit (Three Years).
- (b) B5 - Detailed Drawings (Implementation in accordance with approved plan).
- (c) B4 - Details of Materials (Samples).
- (d) No windows shall be installed into the southern elevation of the extension facing onto the property at 14 Grangeside without first obtaining the written consent of the Local Planning Authority.

Reason - To ensure that the residential amenity of nearby dwellings are maintained in accordance with Policy H12 of the Borough of Darlington Local Plan.

08/00080/FUL - 11 Lytham Road, Darlington. Erection of two storey rear extension following demolition of existing conservatory.

(In reaching its decision the Sub-Committee took into consideration one letter of objection which had been received).

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

- (a) A3 - Implementation Limit (Three Years).
- (b) B5 - Detailed Drawings (Implementation in accordance with approved plan).
- (c) B4 - Details of Materials (Samples).