

**PLANNING APPLICATIONS COMMITTEE**  
**8th APRIL 2009**

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**ERECTION OF AN AGRICULTURAL CENTRE TO INCLUDE REPLACEMENT  
LIVESTOCK MARKET AND EQUINE CENTRE AND ANCILLARY USES (IN  
OUTLINE) AT HUMBLETON FARM, WEST AUCKLAND ROAD, BURTREE**

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (160 DWELLINGS)  
AT FIELD OSGR E429931 N512826, NEASHAM ROAD, DARLINGTON**

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**SUMMARY REPORT**

**Purpose of the Report**

1. The purpose of the report is to inform Members of the position reached in determining applications for planning permission at Humbleton Farm and Neasham Road associated with the proposed relocation of the Auction Mart from Clifton Road following a meeting with representatives of Darlington Farmers Auction Mart and their agents on 17<sup>th</sup> March 2009.

**Summary**

2. Members at the Planning Applications Committee considered the above applications and resolved to be minded to grant planning permission for the Mart proposal at Humbleton farm and deferred a decision on the Neasham Road housing application to enable officers to provide further information on the financial links between the two schemes. In both cases there are also outstanding technical matters to be resolved.
3. In the context of these two decisions, Officers have met with representatives of Darlington Farmers Auction Mart and their agents to discuss how to proceed with the outstanding issues relating to the outline planning applications before the Humbleton Farm planning application is referred to the Secretary of State for Communities and Local Government (Government Office for the North East) under The Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999 and before the Neasham Road application is considered further by the Committee.
4. As a result of the meeting the applicants and their agents have indicated that they are willing to undertake further work in respect of the outstanding issues identified in the Officer reports and to hold discussions on planning conditions and appropriate matters to be included within a S106 legal agreement before the Humbleton Farm application is referred. The applicants have agreed with Officers, that further reports to the Planning Committee will be made when those matters have sufficiently progressed. This will enable Officers to present fuller reports and advice to Members in the context that the Committee:
  - a) wishes to support the proposals for a new agricultural Centre at Humbleton Farm and
  - b) may wish to support the application for housing development at Neasham Road

## **Recommendations**

5. It is recommended that Members note the content of this report.

**Richard Alty**  
**Assistant Chief Executive (Regeneration)**

## **Background Papers**

No background papers were used in the preparation of this report.

Lisa Hutchinson: Extension 2605

## **MAIN REPORT**

### **Information and Analysis**

6. Members were minded to approve an outline application for the erection of an agricultural centre to include a replacement livestock market and equine centre and ancillary uses at the Planning Applications Committee on 11 March 2009. In addition Members deferred a decision on the Neasham Road housing development proposal and requested Officers to investigate further the link in financial terms between the two sites with particular reference to the deliverability of the Mart scheme.
7. Before the Humbleton Farm decision can be issued, the application must be referred to the Secretary of State for Communities and Local Government (Government Office for the North East) under The Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999 on the basis that the proposed development, by reason of its scale or nature or the location of the land, would significantly prejudice the implementation of the development plan's policies and procedures. The Secretary of State then has a period of 21 days to determine whether the application should be called-in for the Secretary of State to decide herself, or direct that the Local Planning Authority may determine the application.
8. In the event that the application is called-in then the Planning Inspectorate would arrange a public inquiry and appoint a planning inspector to hear evidence from the applicant, the local planning authority and any other interested parties, including (at the inspector's discretion) any interested members of the public. The inspector then writes a report to the Secretary of State and makes recommendations as to whether planning permission should be granted.
9. Consequently, following the decision of Members to be minded to approve the Humbleton Farm application, there are a number of outstanding matters which it is considered need to be resolved before the application is referred to the Secretary of State. Furthermore there are outstanding matters that need to be resolved in relation to the Neasham Road application before it is brought back to the Committee for it to decide whether it would be minded to approve that application also.
10. Following a meeting with the applicants and their agents, they have indicated that they would be willing to provide additional information to address these outstanding concerns before the respective applications are progressed.

11. Reports outlining the further work undertaken and containing suggested planning conditions and the heads of terms for the Section 106 Agreement both in relation to the Humbleton Farm site and Neasham Road site, in the event that Members are minded to approve development there, will be brought to Members in due course.

### **Recommendation**

12. It is recommended that Members note the content of this report.

