

## PLANNING APPLICATIONS COMMITTEE

3 June 2015

**PRESENT** – Councillors Baldwin, Cossins, Johnson, Kelley, Knowles, Lee, Regan, Stenson and J Taylor. (9)

**APOLOGIES** – Councillors Cartwright, Galletley, L Haszeldine and Lyonette (4)

**ABSENT** -

**OFFICERS** – Roy Merrett, Development Manager, Dave Coates, Principal Planning Officer, Andrew Casey, Head of Highway Network Management, Paul Ibbertson, Engineer, within Services for Economic Growth and Andrew Errington, Lawyer (Planning) within the Neighbourhood Services and Resources Group. (5)

**PA1. – APPOINTMENT OF CHAIR – RESOLVED** - That Councillor Baldwin be appointed Chair of this Committee for the Municipal Year 2015/16.

**PA2. APPOINTMENT OF VICE-CHAIR – RESOLVED** - That Councillor Regan be appointed Vice-Chair of this Committee for the Municipal Year 2015/16.

**PA3. TIMES OF MEETINGS – RESOLVED** – That meetings of this Committee for the Municipal Year 2015/16, be held at 1.30 p.m. on the dates, as agreed on the calendar of meetings by Cabinet at Minute C128/Mar/15.

**PA4. DECLARATIONS OF INTEREST** – There were no declarations of interest reported at the meeting.

**PA5. MINUTES** - Submitted - The Minutes (previously circulated) of the meeting of this Committee held on 8 April 2015.

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

**PA6. 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.

**NOTE - APPLICATIONS FOR PLANNING PERMISSION** – The following standard conditions are referred to in those Minutes granting permission :-

Code No.	Conditions
A2	The development shall be begun two years from the final approval of the matters referred to in condition [1] or, in the case of approval on different dates the final approval of the last such matter to be approved.

	Reason - To accord with the provisions of Section 92[1] of the Town and Country Planning Act 1990.
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.
J2	The site shall be investigated for landfill gas to the satisfaction of the Local Planning Authority and details of the test, results and measures required to render the development safe shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of the development. Where measures are required, they shall be installed prior to the development being occupied or such other time as may be required by the Local Planning Authority. <b>Reason</b> - The site lies within 250 metres of a former landfill site and the Local Planning Authority wishes to ensure that the site can be developed and occupied with adequate regard for environmental and public safety.

## PA7. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

### Planning Permission Granted

**15/00107/OUT - 128 Eastbourne Road, Darlington.** Erection of dwelling with attached garage (in outline).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), four letters of objection and the views of the Highways Engineer that had been received).

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

1. The approval of the Planning Applications Committee shall be obtained with respect to the following reserved matters prior to the commencement of the development :-
  - (a) appearance;
  - (b) access;
  - (c) landscaping;
  - (d) layout; and
  - (e) scale

Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

**Reason** – To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990.

2. A2 - Outline (Implementation Limit)
3. B4 - Details of Materials (samples)
4. In the event that suspected contaminated material is found at any time when carrying out the proposed development, it must be reported to the Council's Contaminated Land Officer immediately and to the Local Planning Authority. An investigation and risk assessment must be undertaken, in accordance with best practice guidance, the details of which are to be agreed in writing with the Local Planning Authority in advance. Where remediation is shown to be necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing in advance. Thereafter, the development shall only be carried out in accordance with the approved details.

**Reason** – In order to deal with any suspected contaminated material that may be found.

5. Prior to the commencement of the development, precise details of in curtilage car parking suitable for the dwelling size proposed shall be submitted and approved in writing by, the Local Planning Authority. The details shall include the number and location of spaces and the development shall not be carried out otherwise than in complete accordance with the approved details.

**Reason** – In the interests of highway safety.

6. Prior to the commencement of the development, if required, precise details showing the removal of the existing vehicular access on to Eastbourne Road and the reinstatement of footways and creation of new vehicle crossing shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall not be carried out otherwise than in complete accordance with the approved details.

**Reason** – In the interests of highway safety.

7. Unless otherwise agreed with the Local Planning Authority, except to allow for vehicular access, the existing brick boundary wall to the property, adjacent to Eastbourne Road shall be retained.

**Reason** – In order to help safeguard against overlooking

8. No development shall commence until detail of levels including a sectional drawing have been submitted to, and approved by, the Local Planning Authority. Thereafter, the development shall not be carried out otherwise than in accordance with the approved details.

**Reason** – In order that the Local Planning Authority may be satisfied as to the details of the development.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order), no enlargement, improvement or other alteration of the premises, including any additional structures/buildings within the curtilage of the site, shall be carried out without the prior consent of the Local Planning Authority, to whom a planning application must be made.

**Reason** – In order not to prejudice the amenities of the adjoining properties and in order that the Local Planning Authority is able to exercise control over future development of the site.

**08/00778/OUT - Proposed Faverdale Business Park, Samian Way, Darlington.**

Outline application for B1(C), B2 and B8 development including 2 No. access roads (amended plans and amendments to Environmental Statement received 20 June 2014).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), two letters of objection to the original proposal, four letters of objection to the amended proposal, the comments of Northumbrian Water, Natural England, the Environment Agency, Highways England, Durham County Council Archaeology Unit, the Council's Ecology Officer, the Council's Environmental Health Officer and the Council's Highways Engineer, all of which had been received).

**RESOLVED** - (a) That the Director of Economic Growth be authorised to negotiate an agreement under Section 106 of the Town and Country Planning Act 1990 to secure funding for the following :-

- (i) highway improvements which are likely to be at :-
  - Woodland Road/Staindrop Road roundabout;
  - Cockerton roundabout; and
  - Rotary Way roundabout
- (ii) upgrading of bus stops
- (iii) ten per cent of the construction workforce coming from local labour market as new entrant trainees.

(b) Upon completion of such an agreement and subject to the removal of the holding objection from Highways England, planning permission be granted subject to the following conditions :-

- (i) Approval of the following details ("the reserved matters") in respect of each building or phase of development shall be obtained from the Local Planning Authority, in writing, before the commencement of that building or phase of development :-
  - a) Appearance
  - b) Landscaping
  - c) Layout
  - d) Scale

Application(s) for approval of reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission.

**Reason** - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990 (as amended).

- (ii) The development shall be begun five years from the final approval of the reserved matters referred to in condition (1) or, in the case of approval on different dates the final approval of the last such matter to be approved.

**Reason** - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990

- (iii) No development shall take place in each phase of the development until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a

written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The Scheme(s) shall provide for :-

- a) Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance in the two areas of archaeological interest as shown on approved plan entitled "Areas of Proposed Archaeological Strip, Map and Record" The Huntershaw Farm area to be monitored during topsoil stripping and any archaeological features excavated and recorded. The Iron Age Enclosure area to be subject to a "strip, map and record" strategy sufficiently in advance of construction works commencing;
- b) Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts;
- c) Post-fieldwork methodologies for assessment and analyses, including final analysis and publication proposals in an updated project design where necessary;
- d) Report content and arrangements for dissemination;
- e) Archive preparation and deposition with recognised repositories;
- f) A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy;
- g) Monitoring arrangements, including the notification in writing to the County Durham Archaeologist of the commencement of archaeological works and the opportunity to monitor such works; and
- h) A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The written scheme of investigation(s) shall be carried out in accordance with the approved details and timings.

**Reason** - To comply with Policy of Borough of Darlington Core Strategy Document (2011) as the site is known to contain features of local archaeological importance, and para. 135 and 141 of the National Planning Policy Framework 2012

- (iv) Prior to the phase of development being beneficially occupied, a copy of the report on any analysis, and/or publication shall be deposited at the County Durham Historic Environment Record, and archiving required as part of the mitigation strategy shall be deposited at an agreed repository. This may include full analysis and final publication.

**Reason** - To comply with paragraph 141 of National Planning Policy Framework 2012 to ensure that the developer records and advances understanding of the significance of the heritage asset to be lost (wholly or in part) in a manner proportionate to its importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

- (v) No phase of development shall begin until a surface water drainage scheme for that phase of development, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in

accordance with the approved details before each phase of the development is completed. The scheme shall also include details of how the scheme will be maintained and managed after completion.

**Reason** - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- (vi) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to, and approved in writing by, the Local Planning Authority. Roof water shall not pass through the interceptor.

**Reason** - To prevent pollution of the water environment.

- (vii) No phase of development hereby permitted shall be commenced until such time as a scheme to dispose of foul and surface water for that phase of development has been submitted to, and approved in writing by, the local planning authority in consultation with Northumbrian Water. The scheme shall be implemented as approved.

**Reason** - To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework 2012.

- (viii) No phase of development hereby permitted shall commence until a scheme to deal with contamination of land and/or groundwater, including soil contamination, ground/surface water contamination, landfill gas, leachates and stability as appropriate, for that phase has been submitted and approved by the Local Planning Authority and until the measures approved in that scheme have been fully implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing :-

- a) A desk top study, carried out by a suitably qualified person, to identify and evaluate all potential sources and impacts on land and/or groundwater contamination relevant to the site. The scope of the study shall be agreed with the Local Planning Authority before it is commenced and the report shall conform to any such agreed requirements. Two copies of the desktop study and non-technical summary shall be submitted to the Local Planning Authority upon completion of the development.
- b) A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until:
- c) A desk top study has been completed satisfying the requirements of paragraph a) above.
- d) The requirements of the Local Planning Authority for site investigations have been fully established; and
- e) The extent and methodology have been agreed in writing with the Local Planning Authority.

Two copies of the report on the completed site investigation shall be submitted to the Local Planning Authority on the completion of the development.

- (c) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be determined through

risk assessment and agreed in writing with the Local Planning Authority prior to the commencement of the development. The works specified in the Reclamation Method Statement shall be implemented and completed in accordance with the agreed method statement by a competent person, no alterations to the method statement or associated remediation works shall be carried out without the written agreement of the Local Planning Authority.

(d) Two copies of a completion report ( the 'Validation Report') confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority within 2 months of completion of the development.

(e) Any contamination not considered in the Reclamation Method Statement but identified during the reclamation works should be subject to further risk assessment and remediation proposals agreed with the Local Planning Authority and the development completed in accordance with any further agreed amended specification of works.

**Reason** - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled and the Local Planning Authority wishes to ensure that the proposed development can be implemented and occupied with adequate regard to environmental and public protection. The environmental setting of the site is sensitive as it lies on the Magnesium Principle Aquifer.

(ix) Notwithstanding the details shown on the Illustrative Masterplan submitted with the approved application, the reserved matters application(s) shall include an Environmental Masterplan, to include precise details of conservation management plans, landscaping, habitats, ponds, wetland areas, wildlife corridor, drainage systems and shall be submitted to, and approved, in writing, by the Local Planning Authority prior to the commencement of each phase of development. The development shall not be carried out otherwise than in complete accordance with the approved details.

**Reason** - To demonstrate how the development will achieve the enhancement of the biodiversity of the area in accordance with Policy CS15 of the Darlington Core Strategy Development Plan Document 2011

(x) A Noise Impact Assessment in respect of each building or phase of development shall be submitted to and approved, in writing, by the Local Planning Authority, before the commencement of that building or phase of development. The Assessment should include measurement of the existing background noise levels at the identified noise sensitive properties (to be agreed with the Local Planning Authority). The noise impact assessment shall clearly demonstrate that an acceptable noise climate shall be achieved at the agreed noise sensitive receptors. The details of any noise mitigation measures shown to be necessary shall be submitted to and agreed with the Local Planning Authority and the development shall not be carried out otherwise than in complete accordance with the approved details.

**Reason** - To ensure that nearby properties and future developments are not adversely affected by noise.

(xi) Prior to the commencement of each phase of the development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include but will not be limited to a Dust Assessment Report; methods for controlling noise and vibration

during the construction phase; hours of deliveries, hours of construction; construction traffic routes; details of wheel washing and road maintenance, traffic warning signage. The development shall not be carried out otherwise than in complete accordance with the approved Plans.

**Reason** - In the interests of amenity and highway safety.

- (xii) Noise from the development, at any residential property, shall not exceed a Rating Level, when measured in accordance with BS 4142:2014 of more than the background noise level between the hours 07:00-21:00, and shall not exceed a Rating Level of more than 5 dB(A) below the background noise level between the hours 21:00-07:00. The background noise level shall be measured at appropriate day time and night time periods in accordance with a protocol to be agreed with the Local Planning Authority and the background noise levels agreed with the Local Planning Authority shall form part of the Noise Impact Assessment required by condition 12.

**Reason** - To ensure that nearby properties and future developments are not adversely affected by noise.

- (xiii) Notwithstanding the details of the proposed development, a Noise Impact Assessment for all external plant and machinery shall be submitted to and approved, in writing by the Local Planning Authority prior to the occupation of the particular phase of development that the machinery and plant in question relates to. The development shall not be carried out otherwise than in complete accordance with the approved details.

**Reason** - To ensure that nearby properties and future developments are not adversely affected by noise.

- (xiv) Noise levels due to construction activities shall not exceed 70 dB(A) LAeq, 1 hour, and 80 dB(A) LA Max, at the identified noise sensitive receptors (to be agreed with the Local Planning Authority). Noise levels shall be monitored at a frequency to be agreed with the Local Planning Authority. (Noise monitoring points to be agreed with the Local Planning Authority).

**Reason** - To ensure that nearby properties and future developments are not adversely affected by noise

- (xv) Prior to commencement of any phase of development, a full lighting impact assessment for the lighting proposals, undertaken by an independent qualified assessor shall take place and be agreed in writing with the Local Planning Authority. This should include:

- a) A description of the proposed lighting units including height, type, angling and power output for all lighting
- b) Drawing(s)/contour plans showing the luminance levels both horizontal and vertical of the lighting scheme to demonstrate that no light falls into the curtilage of sensitive neighbouring properties;
- c) The Environmental Zone which the site falls within, in accordance with the Institution of Lighting Professionals Guidance on the Reduction of Obtrusive Light, to be agreed with the LPA. The relevant light sensitive receptors to be used in the assessment to be agreed with the LPA in advance of the assessment.
- d) Details of the Sky Glow Upward Light Ratio, Light Intrusion (into windows of relevant properties) and Luminare Intensity.
- e) The limits for the relevant Environmental Zone relating to Sky Glow Upward Light Ratio, Light Trespass (into windows) and Luminare Intensity, contained in Table 2 (Obtrusive Light Limitations for Exterior Lighting Installations) of the Institute of



Lighting Professionals Guidance on the Reduction of Obtrusive Light shall not be exceeded.

**Reason** - In the interest of both the visual amenity of the area and the amenity of the nearby properties.

- (xvi) Prior to the commencement of the development hereby approved (including demolition work), details shall be submitted of a scheme to protect the existing trees shown on the submitted plans to be retained. The submitted details shall comprise generally the specification laid down within BS 5837 and shall include fencing of at least 2.3m high, consisting of a scaffolding frame braced to resist impacts, supported by a weldmesh wired to the uprights and horizontals to dissuade encroachment. The agreed scheme of protection shall be in place before the commencement of any work, including demolition operations. The Local Planning Authority shall be given notice of the completion of the protection works prior to the commencement of any work to allow an inspection of the measurements to ensure compliance with the approved scheme of protection. Notwithstanding the above approved specification, none of the following activities shall take place within the segregated protection zones in the area of the trees:

- a) The raising or lowering of levels in relation to the existing ground levels;
- b) Cutting of roots, digging of trenches or removal of soil;
- c) Erection of temporary buildings, roads or carrying out of any engineering operations;
- d) Lighting of fires;
- e) Driving of vehicles or storage of materials and equipment.

**Reason** - To ensure that a maximum level of protection in order to safeguard the wellbeing of the trees on the site and in the interests of the visual amenities of the area.

- (xvii) Notwithstanding the details shown on the Illustrative Masterplan submitted with the approved application, the reserved matters application shall include precise details of all pedestrian footways and cycle ways. The development shall not be carried out otherwise than in complete accordance with the approved details.

**Reason** - In order ensure that the development provides safe and convenient access arrangements for pedestrians and cyclists.

- (xviii) Notwithstanding the details submitted with the approved application, a Travel Plan, based on the findings and measures contained within the "Faverdale Business Travel Plan Rev C" dated November 2008 and prepared by Halcrow, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of each phase of the development. The development shall not be carried out otherwise than in complete accordance with the approved details.

**Reason** - To encourage sustainable means of travel.

- (xix) Development of each phase of development shall not take place until the Local Planning Authority has approved a report provided by the applicant identifying how energy use for that phase will be reduced by at least 10% through the use of onsite renewable energy equipment and/or decentralised and renewable low carbon sources and/or the introduction of energy efficiency measures. Unless otherwise agreed with the Local Planning Authority, the development or phase of development will proceed in accordance with the approved report.

- Reason** – This condition is imposed in the interests of sustainability and to minimise the development’s impact on climate change.
- (xx) If piled foundations are proposed, details of the piling method for each phase of development, including justification for its choice, means of monitoring vibration and groundwater risk assessment if necessary in accordance with recognised guidance shall be submitted and agreed in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.
- Reason** - In the interests of amenity.
- (xxi) Notwithstanding the details shown in the approved application the proposed development shall provide secure cycle parking areas and the details of which must be submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of the development or each phase of the development. The details shall include the number, location and design of the cycle stands and the development shall not be carried out otherwise than in complete accordance with the approved details.
- Reason** - In order to achieve a satisfactory form of development.
- (xxii) Prior to the commencement of development final details of the off site highway works required to access the site, including the provision of a junction/roundabout serving the site from Samian Way and a priority junction off Legion Avenue shall be submitted to and agreed with the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- Reason** - In order to achieve a satisfactory form of development.
- (xxiii) The development hereby approved shall comprise no more than the following levels of floorspace :-
- a) Class B8 – 639,000 sq. ft.
  - b) Class B2 – 411,000 sq. ft.
  - c) Class B1 (c) – 150,000 sq. ft
- Reason** - In the interests of highway safety
- (xxiv) Prior to the commencement of the development or each phase of the development, precise numbers and details of the car parking / HGV spaces, including disabled parking provision shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be carried out otherwise the in complete accordance with the approved details.
- Reason** - To ensure that appropriate levels of parking are provided within the development site.
- (xxv) A Road Safety Audit shall be carried out for all of the works within the public highways and the scope of the Audit shall be agreed in writing with the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved Audit.
- Reason** - In the interests of highway safety.
- (xxvi) Prior to the commencement of the development or each phase of the development, a Vehicle Swept Path analysis shall be undertaken to support the movement framework for emergency vehicles, refuse vehicles and buses within the internal network and, where appropriate, in respect of the off-site highway proposals. Details of the analysis shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in complete accordance with the approved details.
- Reason** - In the interests of highway safety.

- (xxvii) Precise details of the internal highway layout shall be submitted and approved by the Local Planning Authority prior to the commencement of the development or each phase of the development. The submitted details shall include the following:
- a) Carriageway width of 7.3m;
  - b) Footway widths of 2m (measured between restraints) on both sides of the carriageway
  - c) Minimum centreline radii in accordance with the latest design guidance
  - d) Junction radii (12m)
  - e) Construction thicknesses
  - f) Junction visibility
  - g) Inscribed circle diameter of roundabouts (min ICD 28m)

**Reason** - In the interests of highway safety.

## **(2) Planning Permission Deferred**

**15/00237/FUL - Land To The Rear Of 32 The Green, High Coniscliffe, Darlington.** Erection of 1 No. detached dwelling and 1 No. detached double garage with roof mounted solar panels to south elevation (Revised application) (amended and additional plans received 31 March 2015).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), three letters of objection and the objections of High Coniscliffe Parish Council that had been received).

**RESOLVED** – (a) That planning permission be deferred to enable further discussions and clarification on the legality of access and vehicle manoeuvring to be sought.

(b) That, once clarification at (a) above has been sought, and prior to the application being brought back to this Committee, a site visit be held.

## **(3) Planning Permission Withdrawn**

**15/00243/FUL – Land adjacent to 37 The Wayside, Darlington.** Modification of Planning Permission 11/00187/FUL dated 5 September 2011 (erection of 2 No detached dwellings) to allow changes to the design of Plot 2 including to increase floor area to rear and alteration to roof on south elevation; and to reposition detached garage to Plot 2 further to the north (amended description) (amended plans received 11 May 2015).

(NOTE – This application was withdrawn)

## **(4) Certificate of Lawful Use Granted**

**14/01302/LU - Oaklands Farm, Middleton St George, Darlington.** Application for a Lawful Development Certificate for an existing use of a caravan for residential purposes.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the objections of Middleton St George Parish Council that had been received).

**RESOLVED** - That a Certificate of Lawful Use be granted for the use of the land as a dwelling (Use Class C3) by residing in a residential caravan.

**PA8. NOTIFICATION OF APPEALS** – The Director of Economic Growth reported that :-

- (a) Messrs S J and J Sam Ward, John Watson and John Sykes had appealed against this Authority's decision to refuse permission for 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 a septic tank, for 3 No plots at Plots 2, 3 and 4 Snipe Meadow, Snipe Lane, Hurworth Moor, Darlington (Ref No. 14/01154/FUL);
- (b) Mr David Ward had appealed against this Authority's decision to refuse permission for change of use of land to private gypsy site including the siting of 2 No mobile homes, 2 No touring caravans and 2 No amenity buildings (revised application) at land at OSGR E428868 N521245 Aycliffe Lane, Brafferton, Darlington (Ref No. 14/00891/FUL); and
- (c) Mr Sean Sykes had appealed against this Authority's decision to refuse permission for change of use of land to private gypsy site for residential purposes incorporating the siting of a mobile home, 2 No. touring caravans and erection of an amenity building (revised application) at Land at OSGR E428868 N 521245, Aycliffe Lane, Brafferton, Darlington (Ref No 14/00879/FUL).

**RECOMMENDED** – That the report be noted.

**PA9. NOTIFICATION OF DECISIONS ON APPEALS** - The Director of Economic Growth reported that Inspectors, appointed by the Secretary of State for the Environment, had :-

- (a) allowed the appeal by Mrs Jo Finney against this Authority's decision to refuse consent for works to fell Birch tree (T1) protected under Tree Preservation Order (no 7) 2009 at 18 Carmel Gardens, Darlington (Ref No. 14/0699TF) (copy of the Inspector's decision letter previously circulated); and
- (b) dismissed the appeal by Mr Robert Burnside against this Authority's decision to refuse permission for the erection of detached chalet style bungalow for holiday accommodation (revised application) at Proposed Chalet, Skipbridge, Neasham Road, Hurworth Moor, Darlington (Ref No. 14/00106/FUL) (copy of Inspector's decision letter previously circulated).

**RECOMMENDED** – That the report be noted.

**PA10. 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.

**PA11. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7)** - Pursuant to Minute PA87/Apr/15, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 20 May 2015.

**RESOLVED** - That the report be received.