

PLANNING APPLICATIONS COMMITTEE

19 October 2016

PRESENT – Councillor Baldwin (in the Chair); Councillors Galletley, Johnson, Knowles, Lister, Lyonette and J Taylor. (7)

APOLOGIES – Councillors Cartwright, I Haszeldine, Kelley, Lee, Regan and Stenson. (6)

ABSENT – Councillor L Haszeldine (1)

ALSO IN ATTENDANCE – Councillor Carson.

OFFICERS – Dave Coates, Planning Development Manager, Paul Ibbertson, Engineer (Highways Development Control) and Andrew Errington, Lawyer (Planning), within the Neighbourhood Services and Resources Group. (3)

(NOTE – The Committee agreed to pass on its best wishes to Councillor Stenson, who was currently in hospital).

PA36. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA37. MINUTES OF MEETINGS – Submitted – The Minutes (previously circulated) of the meeting of this Committee held on 21 September 2016.

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

PA38. 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.
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.

PA39. APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

16/00717/FUL - Central Borough Hotel, 12 Hopetown Lane, Darlington. Conversion of former Central Borough Hotel and redevelopment incorporating 7 Farrer Street to form 8 No apartments and 2 No duplex dwellings to be used as serviced accommodation (Class C1) (description amended following receipt of additional information 25 September 2016).

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

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

1. A3 (Standard 3 year time limit).
2. B4 (Details of external materials to be submitted).
3. The accommodation hereby approved shall be used only as serviced accommodation falling within Use Class C1 and none of the dwellings or apartments hereby approved shall be occupied as a residential dwelling or dwellinghouse (Use Class C3).
Reason – The accommodation hereby approved is not considered suitable for permanent residential occupation in view of the shortfall in off-street parking provision and the lack of suitable outdoor amenity space.
4. Prior to the first occupation of the development hereby permitted, a scheme to provide secure cycle parking on the site shall be submitted to an approved in writing by the Local Planning Authority. Thereafter the development shall not be occupied until the approved details have been implemented in full and shall be retained for the duration of the development.
Reason – To encourage access to the site by sustainable modes of transport.
5. Prior to the development hereby approved being commenced, a scheme for the protecting the proposed residential accommodation from excessive traffic/rail noise shall be submitted to, and approved by, the Local Planning Authority. This shall include details of glazing specifications including sound reduction values (Rw value) and details of any trickle vents etc. to be installed. Any works which form part of such a scheme shall be completed prior to any part of the development being first occupied or used, and thereafter shall be retained and maintained for

the life of the development.

Reason – To safeguard the amenities of residents of the serviced accommodation hereby approved.

6. Construction work, including deliveries to and the removal of material from the site, shall not take place outside the hours 08.00 – 18.00 Monday to Friday and 08.00 – 14.00 on a Saturday with no working on a Sunday and Bank/Public Holidays without the prior written approval of the Local Planning Authority.

Reason – In the interests of residential amenity.

7. In the event that suspected contaminated material is found at any time when carrying out the approved development, it must be reported in writing immediately 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 by 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 in writing in advance.

Reason – To effectively deal with contamination in the event that any is found on the site.

8. B5 (Development in accordance with the approved plans).
9. Prior to the occupation of the building, a detailed scheme for the external lighting of the premises including for the rear car park shall be submitted to and approved by the LPA. The scheme shall be thereafter implemented in accordance with those details.

Reason - To ensure that the premises are effectively illuminated for security purposes.

PA40. NOTIFICATION OF DECISIONS ON APPEALS – The Director of Economic Growth reported that Inspectors, appointed by the Secretary of State for the Environment dismissed the appeal by Mr John Kelly against this Authority’s decision to refuse planning permission to reopen ground floor window and fit replacement window at 124 High Northgate (Ref No. 15/01198/FUL).

RESOLVED – That the report be noted.

PA41. 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.

PA42. PLANNING ENFORCEMENT ACTION (EXCLUSION NO. 7) - Pursuant to Minute PA35/Sep/16, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 7 October 2016.

RESOLVED – That the report be noted.