

PLANNING APPLICATIONS COMMITTEE

23 August 2017

PRESENT – Councillor Baldwin (in the Chair); Councillors Galletley, I Haszeldine, L Haszeldine, Johnson, Knowles, Lister, J Taylor and Tostevin (9)

APOLOGIES – Councillors Kelley, Lee, Lyonette and Regan. (4)

ABSENT – Councillor Cartwright.

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

PA14. DECLARATIONS OF INTEREST – Councillor Johnson declared in interest in Minute PA16(4) below (Ref No. 17/00282/FUL) as a member of Darlington Cricket Club. There were no declarations of interest reported at the meeting.

PA15. MINUTES OF MEETINGS – Submitted – The Minutes (previously circulated) of the meeting of this Committee held on 26 July 2017.

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

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

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.
E2	A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to any works commencing and, upon approval of such schemes, it shall be fully implemented concurrently with the carrying out of the development, or within such extended period as may be agreed in writing by, the Local Planning Authority, and

	<p>thereafter any trees or shrubs removed, dying, severely damaged or becoming seriously diseased shall be replaced, and the landscaping scheme maintained for a period of five years to the satisfaction of the Local Planning Authority.</p> <p>Reason - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.</p>
CL1	<p>Prior to the commencement of the development and any site investigative works a Phase 1 Preliminary Risk Assessment shall be prepared by a "suitably competent person(s)" and submitted to and agreed in writing with the Local Planning Authority. The Phase 1 Preliminary Risk Assessment shall include a Site Inspection and a Conceptual Site Model (CSM) to identify and illustrate all potential contamination sources, pathways and receptors associated with the site and the surrounding environment.</p> <p>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</p>
CL2	<p>Prior to the commencement of the development and any site investigation works or at a time agreed in writing by the Local Planning Authority a Phase 2 Site Investigation Strategy (Sampling and Analysis Plan) shall be designed and documented by a "suitably competent person(s)" in accordance with published technical guidance (e.g. BS10175 and CLR11) and be submitted to and agreed in writing with the Local Planning Authority, unless the Local Planning Authority dispenses with the requirement specifically and in writing. The Phase 2 Site Investigation Strategy (Sampling and Analysis Plan) shall be sufficient to fully and effectively characterise and evaluate the nature and extent of any potential contamination sources, hazards and impacts. No alterations to the agreed Phase 2 Site Investigation Strategy or associated works shall be carried out without the prior written agreement of the Local Planning Authority.</p> <p>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.</p>
CL3	<p>Prior to the commencement of the development or at a time agreed in writing by the Local Planning Authority a Phase 2 Site Investigation works shall be conducted, supervised and documented by a "suitably competent person(s)" and carried out in accordance with the approved Phase 2 Site Investigation Strategy (Sampling and Analysis Plan). A Phase 2 Site Investigation and Risk Assessment Report prepared by a "suitably competent person(s)", in accordance</p>

	<p>with published technical guidance (e.g. BS10175 and CLR11) and shall be submitted to and agreed in writing with the Local Planning Authority unless the Local Planning Authority dispenses with the requirement specifically and in writing.</p> <p>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</p>
CL4	<p>Prior to the commencement of the development or at a time agreed in writing by the Local Planning Authority a Phase 3 Remediation and Verification Strategy shall be prepared by a "suitably competent person(s)" to address all human health and environmental risks associated with contamination identified in the Phase 2 Site Investigation and Risk Assessment. The Remediation and Verification Strategy which shall include an options appraisal and ensure that the site is suitable for its new use, and shall be submitted to and agreed in writing with the Local Planning Authority, unless the Local Planning Authority dispenses with the requirement specifically and in writing. No alterations to the Remediation and Verification Strategy or associated works shall be carried out without the prior written agreement of the Local Planning Authority.</p> <p>The Phase 3 Remediation and Verification works shall be conducted, supervised and documented by a "suitably competent person(s)" and in accordance with the approved Phase 3 Remediation and Verification Strategy.</p> <p>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</p>
CL5	<p>Any contamination not considered in the Phase 3 Remediation and Verification Strategy, but identified during subsequent construction/remediation works shall be subject to further risk assessment and remediation proposals agreed in writing with the Local Planning Authority and the development completed in accordance with any further agreed amended specification of works.</p> <p>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</p>
CL6	<p>A Phase 4 Verification and Completion Report shall be compiled and reported by a "suitably competent person(s)", documenting the purpose, objectives, investigation and risk</p>

	<p>assessment findings, remediation methodologies and validation results obtained to demonstrate the completeness and effectiveness of all approved remediation works conducted. The Phase 4 Verification and Completion Report and shall be submitted and agreed in writing with the Local Planning Authority within 2-months of completion of the development unless the Local Planning Authority dispenses with the requirement specifically and in writing.</p> <p>The development site or agreed phase of development site, shall not be occupied until all of the approved investigation, risk assessment, remediation and verification requirements relevant to the site (or part thereof) have been completed, reported and approved in writing by the Local Planning Authority.</p> <p>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</p>
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PA16. APPLICATION FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

17/00283/OUT - Land off School Aycliffe Lane, School Aycliffe, Darlington.
Erection of 101 dwellings with associated infrastructure, parking, boundary details and landscaping.

(In reaching its decision, the Committee took into consideration the Planning Officer’s report (previously circulated) and

RESOLVED - That planning permission be granted subject to:

A. The completion of a section 106 agreement to secure the following :

- Education – a financial contribution to provide a school bus link from the new development to Newton Aycliffe school(s) for a limited period of three years.
- Sustainable Transport – a financial contribution in line with the Council’s Supplementary Planning Document – Planning Obligations.
- Road improvements – a financial contribution towards reducing expected increase in congestion from the proposed development as agreed with Durham County Council.
- Details relating to the provision of Affordable Housing on site.

should the 106 Agreement not be completed within this 6 month prescribed period without written consent of the Council to extend this time, the minded to approve status of the permission shall be considered to be a refusal without any further reference to the Planning Committee.

B. THE FOLLOWING PLANNING CONDITIONS :

1. The development hereby approved shall commence not later than eighteen months from the date of this permission.

Reason To ensure the speedy provision of the site for the approved development.

2. The development shall be carried out in complete accordance with the plans noted below.

Planning Layout (QD1256-311-01 rev. F)
Enclosure Layout (QD1256-332-01 rev.B)
Enclosure Details (QD1256-332-02 rev.A)
BUT – 501 Buttermere
Chad – 451 Chadwick
FEN – 430 Fenwick
HAW 304 Hawthorne
HT2
HT3
JUR 503 Jura
LAW – 327 Larkin
MAL – 320 – Malory
STE – 416 – Stevenson
DG01 – A
Double Garage – Sheet A101
SG 01A – Single Garage

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason - In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

3. Prior to the commencement of the development precise details of the internal highway layout and site access junction shall be submitted to and approved in writing by the Local Planning Authority.

Reason – In the interests of highway safety.

4. Prior to the commencement of the development, precise details of secure cycle parking and storage details shall be submitted and approved in writing by the Local Planning Authority.

Reason – In the interests of promoting sustainable transport and highway safety.

5. Prior to the commencement of the development, a Construction Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Plan shall include details for wheel washing, a dust action plan, the proposed hours of construction, vehicle routes, road maintenance, and signage. The development shall not be carried out otherwise than in complete accordance with the approved detail.

Reason – In the interests of residential amenity.

6. Prior to the commencement of the development, the Contractor should contact Assistant Director: Highways, Design and Projects (contact Mr Steve Pryke 01325 406664) to discuss the requirements of a road condition survey covering the existing adopted highway on School Aycliffe Lane to ensure no further damage is

caused to the highway as a result of the construction of the development.

Reason - In the interests of highway safety.

7. 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 unless in complete accordance with the approved Audit.

Reason - In the interests of highway safety.

8. The development hereby approved shall not be commenced on site, until a scheme of 'Surface Water Drainage and Management' for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, The scheme shall include but not be restricted to providing the following details;

- (a) Detailed design of the surface water management system
- (b) A build program and timetable for the provision of the critical surface water drainage infrastructure
- (c) A management plan detailing how surface water runoff from the site will be managed during construction Phase
- (d) Details of adoption responsibilities;
- (e) Management plan for the Surface Water Drainage scheme and any maintenance and funding arrangement;

The building hereby approved shall not be brought into use until the approved 'Surface Water Drainage' scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

Reason - To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10 and the National Planning Policy Framework.

9. Before development commences, full details of the proposed improvements to the Horndale Avenue mini roundabout shall be submitted to and approved in writing by the Local Planning Authority in conjunction with Durham County Council.

Reason – In the interests of highway safety.

10. The mitigation measures outlined in the document entitled 'Assessment of Noise Levels and Noise Amelioration Measures' by L A Environmental dated 17 July 2017 (report no. MH/TCSA/001) submitted with this application shall be implemented in full prior to the first occupation of the dwellings and thereafter shall be retained and maintained for the life of the development.

Reason – In the interests of residential amenity.

11. Notwithstanding the mitigation measures outlined within the 'Assessment of Noise Levels and Noise Amelioration Measures' by L A Environmental dated 17 July 2017 (report no. MH/TCSA/001), prior to the commencement of the development precise details of the acoustic fence to be installed shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the specification and construction of the fence (i.e. density, height, design) and its location. The development shall not be carried out otherwise than in complete accordance with the approved details and the fence shall be fully installed prior to the first occupation of the dwellings, and thereafter shall be retained and maintained for the life of the development.

Reason – In the interests of residential amenity.

12. Notwithstanding the mitigation measures outlined within the 'Assessment of Noise Levels and Noise Amelioration Measures' by L A Environmental dated 17 July 2017 (report no. MH/TCSA/001), prior to the commencement of the development precise details of the glazing specifications (including details on the Rw +Ctr value) and any acoustic trickle vents (including their acoustic performance - Dne,w) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details and the measures shall be implemented prior to the first occupation of the dwellings, and thereafter shall be retained and maintained for the life of the development.

Reason – In the interests of residential amenity.

13. Construction work, including the use of plant and machinery (including generators) as well as deliveries to and the removal of material from the site, shall not take place outside the hours of 08.00 - 18.00 Monday - Friday, 08.00 -14.00 Saturday with no working on a Sunday and Bank/Public Holidays without the prior written approval from the Local Planning Authority.

Reason – In the interests of residential amenity.

14. If piled foundations are proposed, prior to the commencement of the development details of the piling method 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.

Reason – In the interests of residential amenity.

15. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been approved in writing by the Local Planning Authority. The Scheme shall provide for:

(a) Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.

(b) Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.

(c) Post-fieldwork methodologies for assessment and analyses.

(d) Report content and arrangements for dissemination, and publication proposals.

(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 Principal Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.

(h) A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings. REASON: To comply with para 135 & 141 of the NPPF because the site is of archaeological interest

16. Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record.

Reason - To comply with para. 141 of the NPPF which ensures information gathered becomes publicly accessible.

17. E2 Landscaping and implementation.

18. B4 Materials.

16/01231/FUL - Field At OSGR E425124 N514093, Low Coniscliffe. Proposed residential development comprising of 37 No. detached dwellings (including seven affordable units) and associated access road, car parking and landscaping (amended site location plans received 11 January 2017) (Additional information received 7th February 2017) (Amended and additional plans received 13 March 2017) (Archaeology Report received 5 April 2017) (Amended and additional information received 11 July 2017).

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

RESOLVED - That planning permission be granted subject to the completion of a Section 106 Agreement within six months to secure the following :-

1. a financial contribution towards improving and maintaining walking routes, the wider Public Right of Way network and cycle paths within the vicinity of the application site;
2. a financial contribution towards improving and maintaining open space/green infrastructure within the vicinity of the application site;
3. a financial improvement to improve and maintain existing playing fields in the vicinity of the application site; and
4. details of a private management company to maintain open space, the Public Right of Way and retained field boundaries.

and the following planning conditions :-

1. The development hereby permitted shall be commenced not later than two years from the date of this permission.
Reason - In the interests of achieving an improved rate of housing delivery in the Borough.
2. B4 – Details of Materials.
3. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The provision will take the form of on-site provision (of not less than 20% of the housing units) in accordance with a scheme to be submitted and agreed in writing by the local planning authority. The scheme shall include:
 - (a) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - (b) The arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing) (if no RSL is involved);
 - (c) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
 - (d) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced;

(e) The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it.

Reason - To comply with local development plan policy.

4. The development hereby approved shall not be commenced on site, until a scheme of 'Surface Water Drainage and Management' for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, The scheme shall include but not be restricted to providing the following details;

(a) Detailed design of the surface water management system

(b) A build program and timetable for the provision of the critical surface water drainage infrastructure

(c) A management plan detailing how surface water runoff from the site will be managed during construction Phase

(d) Details of adoption responsibilities;

(e) Management plan for the Surface Water Drainage scheme and any maintenance and funding arrangement;

The building hereby approved shall not be brought into use until the approved 'Surface Water Drainage' scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

Reason - To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10 and the National Planning Policy Framework.

5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 2017 Reference: H76116/FRA/001. Limiting the surface water run-off generated by the impermeable areas of the development up to and including the 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. This will be achieved by limiting surface water discharge from the development to 13.6l/sec. The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

Reason - To prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

6. No dwellings should be occupied until the surface water management system for the development or any phase of the development is in place and fully operational. A maintenance plan detailing how the surface water management system will be maintained during the construction phase must also be submitted and approved in writing by the Local Planning Authority.

Reason - To reduce flood risk during construction / development of the site

7. The development hereby approved should not be carried out otherwise than in complete accordance with the drainage scheme contained within the Drawing Number H76116-D-001 Rev C "Drainage Strategy" produced by JNP Group. The drainage scheme shall ensure that foul flows discharge into the foul sewer at manhole 0901 and ensure that surface water discharges to the existing

watercourse.

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

8. The development hereby approved shall be carried out in complete accordance with the approved Flood Risk Assessment dated June 2017 and the following mitigation measures detailed within the Flood Risk Assessment and Drawing Number L015046-103 Rev C:

(a) No dwellings shall be built within Flood Zones 2 or 3.

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason - To reduce the risk of flooding to the proposed development and future occupants.

9. Prior to the commencement of the development precise details of a bin storage facilities and location shall be submitted and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details and shall be permanently retained thereafter.

Reason - In the interests of highway safety.

10. Notwithstanding the details shown on the approved plans, precise details of the off site highway works required to access the site and mitigate the development impact shall be submitted and approved, in writing, by the Local Planning Authority prior to the commencement of the development. The submitted details shall include widening of Gate Lane to 5.5m up to the new access junction, the provision of a new 2.0m wide footway along the frontage of the development on Gate Lane connecting into the surrounding infrastructure and the new site access junction. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In the interests of highway safety.

11. Prior to the commencement of the development, precise details of the visibility splays for the private drives onto Gate Lane 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.

12. Prior to the commencement of the development, precise details of secure, covered cycle parking provision 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 order to encourage the use of sustainable transport.

13. The mitigation measures outlined in the approved Noise Impact Assessment produced by Environmental Noise Solutions Ltd and dated 8 April 2016 (reference NIA/6572/16/6505 v1) shall be fully implemented prior to the first occupation of the dwellings and thereafter shall be retained and maintained for the life of the development.

Reason - In the interests of the amenities of the occupiers of the development.

14. Notwithstanding the mitigation measures outlined within the approved Noise Impact Assessment produced by Environmental Noise Solutions Ltd and dated 8 April 2016 (reference NIA/6572/16/6505 v1), precise details of the acoustic fence to be installed shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The details shall include the specification and construction of the fence (i.e. density, height, design) and its

location. The development shall not be carried out otherwise than in complete accordance with the approved details and the fence shall be fully installed prior to the first occupation of the dwellings, and thereafter shall be retained and maintained for the life of the development.

Reason - In the interests of the amenities of the occupiers of the development.

15. Notwithstanding the mitigation measures outlined within the approved Noise Impact Assessment produced by Environmental Noise Solutions Ltd and dated 8 April 2016 (reference NIA/6572/16/6505 v1, precise details of the glazing specifications (including details on the Rw +Ctr value) and acoustic trickle vents (including their acoustic performance) for all windows for habitable rooms on the road frontage elevation for dwellings within 20 metres of Coniscliffe Road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall not be carried out otherwise than in complete accordance with the approved details and the measures shall be implemented prior to the first occupation of the dwellings, and thereafter shall be retained and maintained for the life of the development.

Reason - In the interests of the amenities of the occupiers of the development.

16. Prior to the commencement of the development, a Construction Management Plan shall be submitted and approved in writing by the Local Planning Authority. The plan shall include the following:

- (a) Dust Assessment Report which assesses the dust emission magnitude, the sensitivity of the area, risk of impacts and details of the dust control measures to be put in place during the construction phase of the development. The Dust Assessment Report shall take account of the guidance contained within the Institute of Air Quality Management "Guidance on the assessment of dust from demolition and construction" February 2014.
- (b) Methods for controlling noise and vibration during the construction phase and shall take account of the guidance contained within BS5228 "Code of Practice for noise and vibration control on construction and open sites" 2009.
- (c) Construction Traffic Routes, including parking areas for staff and visitors.
- (d) Details of wheel washing.
- (e) Road Maintenance.
- (f) Warning signage.

The development shall not be carried out otherwise in complete accordance with the approved Plan.

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

17. Construction work, including the use of plant and machinery (including generators) as well as deliveries to and the removal of material from the site, shall not take place outside the hours of 08.00 - 18.00 Monday - Friday, 08.00 -14.00 Saturday with no working on a Sunday and Bank/Public Holidays without the prior written approval from the Local Planning Authority.

Reason - In the interest of the residential amenity of the area.

18. If piled foundations are proposed, prior to the commencement of the development details of the piling method 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 interest of the residential amenity of the area.

19. Prior to the commencement of the development, a management plan for keeping Public Footpath No 6 The Parish of Low Coniscliffe unobstructed and available for

public use during the construction phase of the development. The development shall not be carried out otherwise than in complete accordance with the approved plan.

Reason - To ensure that the Public Footpath continues to be accessible.

20. The proposed development (construction and post development) shall not be carried out otherwise than in complete accordance with the recommendations set out in the document entitled "Preliminary Ecological Appraisal and Bat Survey Report. Land south of Coniscliffe Road, Low Coniscliffe" Version R2 dated 16 August 2016 and produced by Naturally Wild unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of mitigating the impact of the development to protected and notable species.

21. Prior to the commencement of the development, an appropriate street lighting scheme for the development, including for the "Safe Route for School" route on the A67/Coniscliffe Road shall be submitted to and approved, in writing by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In the interests of highway and pedestrian safety.

22. Notwithstanding condition 19 and the recommendations set out in the document entitled "Preliminary Ecological Appraisal and Bat Survey Report. Land south of Coniscliffe Road, Low Coniscliffe" Version R2 dated 16 August 2016 and produced by Naturally Wild, the street lighting scheme for the site shall include an ecological lighting strategy to be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details, location and level of luminance of the street lighting and external floodlighting on the dwellings in the vicinity of the retained central field boundary and the development shall not be carried out otherwise than in complete accordance with the approved details. No additional street lighting or external floodlighting to the dwellings shall be installed other than agreed without the prior consent of the Local Planning Authority.

Reason - In the interests of protected species and their habitats.

23. Notwithstanding the recommendations set out in the document entitled "Preliminary Ecological Appraisal and Bat Survey Report. Land south of Coniscliffe Road, Low Coniscliffe" Version R2 dated 16 August 2016 and produced by Naturally Wild a scheme for the installation of bat and bird boxes (within trees and integrated into dwellings) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type of bird boxes and location throughout the development and the development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In order to compensate for the loss of bird nesting opportunities due to the removal of sections of hedgerow and to enhance alternative bat foraging routes in the general ecological interests of the site.

24. 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 dwellings on Plots 15, 16, 17, 18, 29 and 30, including any additional structures/building 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 to protect the central boundary hedge for ecological purposes.

25. CL1 – Phase 1 Preliminary Risk Assessment.

26. CL2 – Site Investigation Strategy.

27. CL3 – Phase 2 Investigation Works.
28. CL4 – Phase 3 Remediation and Verification Strategy.
29. CL5 - Construction/Remediation Works.
30. CL6 – Phase 4 Verification and Completion Report.
31. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been approved in writing by the Local Planning Authority. The scheme shall provide for:
 - (a) Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance
 - (b) Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts
 - (c) Post-fieldwork methodologies for assessment and analyses
 - (d) Report content and arrangements for dissemination and publication proposals
 - (e) Archive preparation and deposition with recognised depositories
 - (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 Principal Archaeologist of the commencement of works and the opportunity to monitor such works
 - (h) A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason - To comply with paragraphs 135 & 141 of the National Planning Policy Framework 2012 because the site is of archaeological interest.

32. Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record.

Reason - To comply with paragraph 141 of the National Planning Policy Framework 2012, which requires the developer to record and advance understanding of the significance of a heritage asset to be lost, and to make this information as widely accessible to the public as possible.

33. 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 well being of the trees on the site and in the interests of the visual amenities of the area.

34. E2 – Landscaping (Submission).

35. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:

- (a) L015046-101 Rev A Development Enabling Works
- (b) L015046-102 Rev A Site Boundary Treatments
- (c) L015046-103 Rev C Site Layout Plan as Proposed
- (d) L015046-104 Rev D Site Layout as Proposed
- (e) L015046-105 Boundary Treatments
- (f) L015046-106 Boundary Treatments
- (g) L015046-107 Dwelling Type A Proposed Floor Plans
- (h) L015046-108 Dwelling Type A Proposed Elevations
- (i) L015046-109 Dwelling Type B Proposed Floor Plans
- (j) L015046-110 Dwelling Type B Proposed Elevations
- (k) L015046-111 Rev A Dwelling Type C Proposed Floor Plans
- (l) L015046-112 Rev A Dwelling Type C Proposed Elevations
- (m) L015046-113 Rev A Dwelling Type D Proposed Floor Plans
- (n) L015046-114 Rev A Dwelling Type D Proposed Elevations
- (o) L015046-115 Rev A Dwelling Type E Proposed Floor Plans
- (p) L015046-116 Rev A Dwelling Type E Proposed Elevations
- (q) L015046-117 Double Garage
- (r) L015046-118 Materials Combination 1
- (s) L015046-119 Materials Combination 2
- (t) L015046-120 Materials Combination 3
- (u) L015046-121 Materials Combination 4
- (v) L015046-122 Rev B Street Scene Elevations
- (w) L015046-124 Rev A Site Location Plan
- (x) L015046-125 Rev A Site Block Plan
- (y) L015046-126 Dwelling Type AA Proposed Floor Plans
- (z) L015046-127 Dwelling Type AA Proposed Elevations
- (aa) L015046-128 Dwelling Type EE Proposed Floor Plans
- (bb) L015046-129-Dwelling Type EE Proposed Elevations
- (cc) L015046-130 Dwelling Type F Proposed Elevations
- (dd) L015046-131 Dwelling Type F Floor and Roof Plans
- (ee) H76116-D-100 Rev A Development Site Sections
- (ff) H76116-D-001 Rev C Drainage Strategy
- (gg) H76116-D-002 Rev C Vehicle Tracking Fire Tender
- (hh) H76116-D-003 Rev C Vehicle Tracking Refuse Vehicle
- (ii) H76116-D-004 Rev B General Arrangement

Reason – For the avoidance of doubt and to ensure the development is carried out in accordance with the planning permission.

17/00044/FUL - Harewood Lodge Guest House, 40 Grange Road, Darlington.
Conversion of existing guest house (Use Class C1) into 6 No. self contained flats (Use Class C3) and associated internal and external alterations including basement entrance to the front, erection of single storey porch to the side and the conversion of the existing garage to a habitable room. (Amended plans received 26 June 2017).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated).

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

1. A3 – Implementation Limit (Three Years).
2. Construction work and associated deliveries shall not take place outside the hours of 0800 – 1800 Monday to Friday; 0800 – 1400 Saturdays with no working on Sunday or Bank/Public Holidays without the prior written consent of the Local Planning Authority.
Reason - In the interests of residential amenity.
3. Notwithstanding any description of the external materials in the submitted application, details of all the external materials (including bricks, windows details, glazed balusters, metal frames and dwarf wall structure) 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.
4. Notwithstanding the details shown on the approved plans, precise details of a covered secure cycle parking area 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 the interests of promoting sustainable transport.
5. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:
 - (a) Drawing Number D164/8 A
 - (b) Drawing Number D164/9 A
 - (c) Drawing Number D164/10
 - (d) Drawing Number D164/11 A
 - (e) Drawing Number D164/12 A
 - (f) Drawing Number D164/13 A
 - (g) Drawing Number D164 14 A
 - (h) Proposed Section through Unit 6 Lounge in Garage Area**Reason** – To ensure the development is carried out in accordance with the planning permission.

(2) Planning Permission - Outline - Granted

16/00396/OUT - Land At Lancaster House, Durham Tees Valley Airport, Middleton St George. Outline planning permission for residential development of up to 55 dwellings with all matters reserved (amended Arboricultural Survey received 6 June 2016) (amended Site Location Plan, Parameters Plan, Constraints Plan, Design and Access Statement and Planning Statement received 29 June 2016) (additional Retrospective Heritage Statement received 29 June 2016) (Additional Ecology Report received 4 October 2016).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the views of a representative of the agent, an objector and the Ward Councillor, all of whom Members heard).

RESOLVED - That planning permission be granted subject to the completion of a Section 106 Agreement within six months to secure the following :-

1. a financial contribution towards improving the playing fields in close proximity to the application site;
2. improvements to existing bus stops and the erection of new bus stops in close proximity to the application site;
3. a financial contribution towards education provision in Middleton St George;
4. creating a "Safe Route to Schools" by improving and widening footpaths of Yarm Road; improving and extending cycle routes and street lighting improvements on Yarm Road; and
5. details of a private management company to provide and maintain open space and children's play area(s)

should the 106 Agreement not be completed within 6 months without written consent of the Council to extend this time, the minded to approve status of the permission shall be considered to be a refusal without any further reference to the Planning Committee.

and the following planning conditions :-

1. Details of the appearance, landscaping, layout, scale and access of any development hereby permitted (hereinafter called "the reserved matters") for the whole development, or phase shall be obtained from the Local Planning Authority in writing before any development within that part of the site is commenced. The development shall be carried out as approved.
Reason - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990.
2. Applications for approval of the reserved matters shall be made to the local planning authority not later than 18 months from the date of this permission or the conclusion of any Judicial Review process.
Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990.
3. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.
Reason - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990.
4. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The provision will take the form of an on-site provision in accordance with a scheme to be submitted and agreed in writing by the local planning authority. The scheme shall include:
 - (a) The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 9% of the housing units;
 - (b) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

- (c) The arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing) (if no RSL is involved);
- (d) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
- (e) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced;
- (f) The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it.

Reason - To comply with local development plan policy.

5. The planning application(s) made pursuant to condition 1 shall not propose more than 55 dwellings.

Reason - For the avoidance of doubt.

6. The details to be submitted in pursuance of Condition 1 shall include details on the precise number, design and location of children's play areas within the application site and details of the play equipment that would be provided within the areas. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In the interests of the character and appearance of the proposed development.

7. The details to be submitted in pursuance of Condition 1 shall include the provision of open space based on the formula contained within the Supplementary Planning Document – Planning Obligations. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In the interests of the character and appearance of the proposed development.

8. The details to be submitted in pursuance of Condition 1 shall include a scheme for the protection of the proposed residential accommodation from reasonably foreseeable air traffic noise from the Durham Tees Valley International Airport shall be submitted to and approved by the Local Planning Authority. The levels of airport noise to be assessed against shall be agreed in advance with the Local Planning Authority. The scheme shall include details of sound attenuation methods to be used and shall achieve noise levels of less than 35dB(A) L_{Aeq} in living rooms, less than 30dB(A) L_{eq} in bedrooms, less than 55dB(A) L_{eq} in garden areas and individual noise events not to exceed 42 dB L_{AFmax} in bedrooms. Any works which form part of such a scheme shall be completed in accordance with the approved scheme and prior to any part of the developments being first occupied or used.

Reason - In the interests of residential amenity.

9. The details to be submitted in pursuance of Condition 1 shall include an Acoustic Design Statement. The noise levels to be achieved within habitable rooms and external amenity areas in the development shall be agreed in writing with the Local Planning Authority prior to the submission of the Statement and the development shall not be carried out otherwise than in complete accordance with the approved Statement. The Statement shall include the following:

- (a) Justification for how the site layout has been designed to minimise noise intrusion into dwellings from environmental sources.
- (b) Justification for how the external amenity areas have been designed to provide a suitable acoustic environment for future residents.

- (c) The location of any mitigation measures deemed necessary to create a suitable acoustic environment in outdoor amenity areas, or any justification for not erecting such barriers if guidance values for noise levels in outdoor amenity spaces at the development would still be exceeded without them.
- (d) An assessment of how noise impacts from any planning permissions granted in the area since the approval of this outline application would impact on environmental noise levels at the site, including the need for any further mitigation measures.

Reason - In the interests of residential amenity.

10. No development shall take place within a phase or sub-phase of the development hereby permitted until a Demolition and / or Construction Environmental Management Plan has been submitted and approved in writing by the Local Planning Authority. These plans shall include:
 - (a) Dust Assessment Report which assesses the dust emission magnitude, the sensitivity of the area, risk of impacts and details of the dust control measures to be put in place during the demolition and construction phases of the development. The Dust Assessment Report shall take account of the guidance contained within the Institute of Air Quality Management "Guidance on the assessment of dust from demolition and construction" February 2014.
 - (b) The hours of construction and deliveries for the whole development, phase or sub phase
 - (c) Methods for controlling noise and vibration during the demolition and construction phase and shall take account of the guidance contained within BS5228 "Code of Practice for noise and vibration control on construction and open sites" 2009.
 - (d) Construction Traffic Routes, including parking areas for staff and visitors.
 - (e) Details of wheel washing.
 - (f) Road Maintenance.
 - (g) Warning signage.

The development shall be carried in accordance with the approved Plan(s).

Reason - In the interests of amenity and highway safety.

11. The details to be submitted in pursuance of Condition 1 shall include precise details of the internal highways layout and site access junction. The submitted details shall include the provision of a footway along Durham Tees Valley Airport Estate Road and links on Yarm Road as required to connect to the surrounding infrastructure. The development shall not be carried out otherwise than in complete accordance with the approved details.

Reason - In the interests of highway safety.

12. No development shall take place until a swept path analysis has been undertaken to support the movement framework for emergency vehicles, refuse and service vehicles for the internal network and, where appropriate, in respect of the off-site highway proposals, details of which shall be submitted to and approved by the Local Planning Authority.

Reason - In the interests of highway safety.

13. The details to be submitted in pursuance of Condition 1 shall include precise details of car parking and secure cycle parking and storage details. 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 the interests of highway safety.

14. 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 by 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.
15. CL2 – Site Investigation Strategy.
16. CL3 – Phase 2 Investigation Works.
17. CL4 – Phase 3 Remediation and Verification Strategy.
18. CL5 – Construction/Remediation Works.
19. CL6 – Verification and Completion Report.
20. The development shall not be carried out otherwise than in complete accordance with the recommendations contained within the submitted document entitled “Lancaster House, Middleton St George, Darlington, County Durham – Preliminary Ecological Assessment. Report No: RT-MME-120849-01” dated November 2015 and produced by Middlemarch Environmental unless otherwise agreed in writing by the Local Planning Authority.
Reason - In the interests of the ecological value of the site.
21. The development shall not be carried out otherwise that in complete accordance with the recommendations contained within the submitted document entitled “Lancaster House, Middleton St George – Bat Nocturnal Emergence and Activity Surveys. Report No: RT-MME-122876” dated August 2016 and produced by Middlemarch Environmental unless otherwise agreed in writing by the Local Planning Authority.
Reason - In the interests of the ecological value of the site.
22. Notwithstanding the recommendations contained within the submitted document entitled “Lancaster House, Middleton St George – Bat Nocturnal Emergence and Activity Surveys. Report No: RT-MME-122876” dated August 2016 and produced by Middlemarch Environmental, the following ecological mitigation measures shall be incorporated into the design of any Reserved Matters submission
 - (a) A minimum of 5 integral bat roosts
 - (b) 3 swift integral boxes
 - (c) 4 bird integral boxes, which can be for House sparrow or StarlingThe above mitigation measures shall be sourced from and installed to recommended British Standards.
Reason - In the interests of the ecological value of the site.
23. The details to be submitted in pursuance of Condition 1 shall include shall include an Arboricultural Method Statement and a Tree Protection Plan. The submitted details for the Tree Protection Plan 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 - In the interests of the visual appearance of the site and surrounding area.

24. The development shall not be carried out otherwise than in complete accordance with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment and Surface Water Management Strategy for a Proposed Development on Land at Lancaster House, Middleton St George" dated February 2016 prepared by ID Civils Design Limited. The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 5602 and ensure that surface water is restricted to 50% of the existing site run off before connecting into the public sewer.

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

25. Prior to the commencement of the development, or in such extended time as may be agreed in writing with the Local Planning Authority, details shall be submitted to and approved in writing by the Local Planning Authority for the implementation, maintenance and management of the sustainable drainage scheme in accordance with the information contained with the submitted document entitled "Flood Risk Assessment and Surface Water Management Strategy for a Proposed Development on Land at Lancaster House, Middleton St George" dated February 2016 prepared by ID Civils Design Limited. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Information required includes the following:

- (a) Detailed design of the surface water management system;
- (b) A build program and timetable for the provision of the critical surface water drainage infrastructure
- (c) A management plan detailing how surface water runoff from the site will be managed during the construction phase.

Reason - To ensure the site is developed in a manner that will not increase the risk of surface water flooding to the site or surrounding area.

26. None of the dwellings shall be occupied until a management and maintenance plan of the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the arrangements for adoption by any public body or statutory undertaker or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. The Plan shall also include the following:

- (a) A plan clearly identifying the sections of the surface water system that are to be adopted by NWL.
- (b) The arrangements for the short term and long term maintenance of the SUDs element of the surface water system.
- (c) Funding arrangements for the long term maintenance of the SUDs component.

Reason - To ensure that all elements of the SUDS are maintained satisfactorily.

27. Prior to the occupation of the development, a copy of a report detailing the significance of the buildings within the application site, and incorporating photographic recording of the buildings, shall be deposited at the County Durham Historic Environment Record. This report shall be based on the submitted Retrospective Heritage Statement dated June 2016 and produced by England Lyle Good, but also include additional photographs, a plan showing the location and direction of the photographer and appropriate labelling. The record should be

completed in line with the following sections of “Standards For All Archaeological Work In County Durham And Darlington”: 6 The Report, 7 OASIS, and 8 Archiving Standards.

Reason - To comply with paragraph. 141 of the National Planning Policy Framework 2012 which ensures information gathered becomes publicly accessible.

28. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:

(a) A10-00-04 Rev C – Site Location Plan

Reason - For the avoidance of doubt and to ensure the development is carried out in accordance with the planning permission.

(3) Planning Permission Refused

16/01013/FUL - Garage At Rear Of The Coachman Hotel Huntley Street. Alterations and extension of existing building to form 7 No. individual lock-up garages (Amended and additional plans received 19 November 2017, 16 March 2017 and 28 June 2017).

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

RESOLVED - That planning permission be refused for the following reason :

The creation of the garage block with the insertion of seven new garage openings fronting onto a narrow lane is likely to create a congested circulation space for vehicles within the vicinity resulting in an unsatisfactory environment for both vehicles and pedestrians.

(4) Planning Permission Deferred

17/00604/FUL - 50 Abbey Road, Darlington. Demolition of single bungalow and erection of replacement dwelling.

(In reaching its decision, the Committee took into consideration the Planning Officer’s report (previously circulated) and the views of the applicant and an objector, both of whom Members heard).

RESOLVED - That planning permission be deferred.

17/00282/FUL - Darlington Cricket Club, South Terrace, Darlington. Construction of all-weather cricket practice area incorporating 2 No. lanes contained within cages and nets (Retrospective application)(Additional information received 10 June 2017 and 1 August 2017).

(In reaching its decision, the Committee took into consideration the Planning Officer’s report (previously circulated) and the views of a representative of the Darlington Cricket Club and three objectors, all of whom Members heard).

RESOLVED - That planning permission be deferred.

PA17. NOTIFICATION OF APPEALS – The Director of Economic Growth reported that Argos properties had dismissed the appeal by Westfield Weddings Limited against this Authority’s decision to refuse planning permission for demolition of agricultural shed and erection of wedding/function venue, security lodge, siting of 30 no. caravans with 3 no. amenity blocks, provision of access from Roundhill Road and associated landscaping at Field at OSGR E430340 N512157 Roundhill Road, Hurworth (Ref No. 16/01210/FUL).

RESOLVED – That the report be noted.

PA18. 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.

PA19. COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL’S APPROVED CODE OF PRACTICE AS OF 12 JULY 2017 (EXCLUSION NO. 7) - Pursuant to Minute PA13/Jul/17, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 9 August 2017.

RESOLVED – That the report be noted.