

# Planning Applications Committee Agenda



**1.30 pm Wednesday, 10 July 2019  
Committee Room No. 2, Town Hall,  
Darlington. DL1 5QT**

**Members of the Public are welcome to attend this Meeting.**

1. Introductions/Attendance at Meeting
2. Declarations of Interest
3. To Approve the Minutes of the Meetings of this Committee held on 5 June 2019 (Pages 1 - 24)
4. Introduction to Procedure by the Assistant Director, Law and Governance's Representative
5. Applications for Planning Permission and Other Consents under the Town and Country Planning Act and Associated Legislation
  - (a) Earlston, 181 Coniscliffe Road (Pages 25 - 38)
  - (b) 1 Gate Lane, Low Coniscliffe (Pages 39 - 44)
  - (c) 5B The Spinney, Middleton St George (Pages 45 - 52)
  - (d) Rosebank Nurseries, 1 Merrybent (Pages 53 - 66)
  - (e) 303 and 303A North Road (Pages 67 - 72)
  - (f) 10 Chester Grove (Pages 73 - 78)
  - (g) Garages and Garden to the Rear of 38 Langholm Crescent (Pages 79 - 90)
  - (h) 1 Church Close, Middleton St George (Pages 91 - 96)

6. SUPPLEMENTARY ITEM(S) (if any) which in the opinion of the Chair of this Committee are of an urgent nature and can be discussed at this meeting
7. Questions

## **PART II**

8. Notification of Decision on Appeals –

The Director of Economic Growth and Neighbourhood Services will report that the Inspectors appointed by the Secretary of State for the Environment have:-

Allowed the appeal by T L Shepherd and Son against this Authority's decision to refuse permission for the erection of an agricultural worker's dwelling, livestock barn and associated footpath diversion at White House Farm, Sadberge Road, Middleton St George DL2 1RL (17/01119/FUL) (Copy of Inspector's decision letter enclosed)

Dismissed the appeal by Mr Taylor against this Authority's decision to refuse permission for outline application for erection of 1 No. dwelling (with all matters reserved except for access) at land at Mill Lane, High Coniscliffe, Darlington DL2 2LJ (18/00742/OUT) (Copy of Inspector's decision letter enclosed)

Allowed the appeal by Mr Paul Gibson against this Authority's decision to refuse the application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) for the removal of conditions 2 (garages to be used incidental to the main dwelling) and 3 (living accommodation not be occupied, let, or otherwise disposed of as a separate dwelling) attached to planning permission 16/01128/FUL dated 19 December 2016 at The Annexe, Spa Wells, Low Dinsdale, Neasham, Darlington DL2 1PL (18/01064/FUL) (Copy of Inspector's decision letter enclosed)

Dismissed the appeal by Mr Jesbir Singh against this Authority's decision to refuse permission for variation of condition 7 (Opening Hours) of planning permission 14/00563/FUL allowed on appeal APP/N1350/A/14/2228133 dated 23 January 2015 (Change of use from shop (Use Class A1) to hot food takeaway (A5) and external alterations) to permit opening hours from 11.30 - 22.00 Friday and Saturday and 12.00 - 21.00 on Sundays and Bank Holidays at 15 Belvedere Road, Darlington DL1 5EP (18/00376/FUL) (Copy of Inspector's decision letter enclosed)

Allowed the appeal by Mr Patrick Connors against this Authority's decision to refuse permission for outline application for erection of a dormer bungalow and double garage at Bridge View, Middleton Road, Sadberge, Darlington DL2 1RP (17/00848/OUT) (Copy of Inspector's decision letter enclosed)

Dismissed the appeal by Mr and Mrs Routledge against this Authority's decision to refuse permission for a residential development comprising of 5 No. dwellings (amended plans and additional information received 9 February 2018 and 16 May 2018) at Land to the Rear of East Green and Manor Court, Heighington DL5 6PP

(18/00034/FUL) (Copy of Inspector's decision letter enclosed)

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

(Pages 97 - 128)

9. Notification of Appeals –

The Director of Economic Growth and Neighbourhood Services will report that:-

Mr and Mrs Ishtiaq Rehman have appealed against this Authority's decision to refuse permission for erection of a detached oak framed dwelling at Land Adjacent to Rowan House, Middleton Road, Sadberge, Darlington DL2 1RR (18/00807/FUL)

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

**PART III**

**EXCLUSION OF THE PUBLIC AND PRESS**

10. To consider the Exclusion of the Public and Press –  
RECOMMENDED - That, pursuant to Sections 100B(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 of the Act.
11. Complaints Received and Being Considered Under the Council's Approved Code of Practice as of 26 June 2019 (Exclusion Paragraph No. 7) –  
Report of Director of Economic Growth and Neighbourhood Services  
(Pages 129 - 138)
12. SUPPLEMENTARY ITEM(S) (IF ANY) which in the opinion of the Chair of this Committee are of an urgent nature and can be discussed at this meeting
13. Questions



**Luke Swinhoe**  
**Assistant Director Law and Governance**

**Tuesday, 2 July 2019**

**Town Hall**  
**Darlington.**

**Membership**

Councillors Allen, Baldwin, Clarke, Heslop, Howarth, Johnson, Mrs D Jones, Keir, Lee, Lister, Marshall, McCollom, Tait, Tostevin and Wallis

If you need this information in a different language or format or you have any other queries on this agenda please contact Paul Dalton, Elections Manager, Resources Group, during normal office hours 8.30 a.m. to 4.45 p.m. Mondays to Thursdays and 8.30 a.m. to 4.15 p.m. Fridays E-Mail: [paul.dalton@darlington.gov.uk](mailto:paul.dalton@darlington.gov.uk) or telephone 01325 405805