

Planning Applications Committee Agenda



**1.30 pm Wednesday, 16 October 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 7 August 2019 (Pages 1 - 4)
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 (Pages 5 - 6)
 - (a) Land at Newton Grange Farm, Sadberge (Pages 7 - 30)
 - (b) 19A The Front, Middleton One Row (19/00678/FUL) (Pages 31 - 40)
 - (c) 19A The Front, Middleton One Row (19/00679/LBC) (Pages 41 - 48)
 - (d) Allotment Gardens, Glebe Road, Darlington (Pages 49 - 56)
 - (e) South View, The Green, Great Burdon (Pages 57 - 66)
 - (f) 15 Garthlands, Heighington (Pages 67 - 74)
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, Inspectors, appointed by the Secretary of State for the Environment, have:-

Land at Rear of High Stell, Middleton St George, Darlington DL2 1HS

Appeal A

Allowed the appeal by Mr Craig Peterson (Homes by Carlton (MSTG1) Limited) against this Authority's split decision insofar as it relates to the road condition survey and the road safety audit in relation to The Greenway and Grendon Gardens submitted pursuant to conditions 10 and 11 attached to planning permission reference 15/00976/OUT granted on 1 July 2016, in accordance with application 18/00959/CON dated 15 October 2018 and the details submitted with it are approved at Land at Rear of High Stell, Middleton St George, Darlington (18/00959/CON) (Copy of Inspector's decision letter attached).

Dismissed the appeal by Mr Craig Peterson (Homes by Carlton (MSTG1) Limited) against this Authority's split decision insofar as it relates to Condition 18 (bat risk assessment) attached to planning permission reference 15/00976/OUT granted 1 July 2016 in accordance with application 18/00959/CON dated 15 October 2018 and the details submitted with it are refused at Land at Rear of High Stell, Middleton St George, Darlington. (18/00922/CON) (Copy of Inspector's decision letter attached)

Appeal B

Allowed the appeal by Mr Craig Peterson (Homes by Carlton (MSTG1) Limited) against this Authority's decision to refuse consent for approval of details reserved by Condition 2 (Phasing of Development and the Route of Construction Details) attached to attached to planning permission 17/01151/RM1 dated 14 March 2018 (Reserved matters relating to details of access, appearance, landscaping, layout and scale, for residential development of 198 no. dwellings pursuant to outline planning permission 15/00976/OUT dated 01 July 2016 (Amended access proposed, plans received 11 January 2018)) and Approval of details reserved by Condition 14 (Details of the Implementation, Maintenance And Management of the Sustainable Drainage Scheme) attached to outline planning permission 15/00976/OUT dated 1 July 2016 (Outline planning permission for residential development up to 200 dwellings including highway improvements, public open space at Land at Rear of High Stell, Middleton St George, Darlington (18/00922/CON) (Copy of Inspector's decision letter attached)

Appeal C

Allowed the appeal by Mr Craig Peterson (Homes by Carlton (MSTG1) Limited) against this Authority's decision to refuse consent for approval of details reserved

by Condition 3 (Construction Management Plan) attached to attached to planning permission 17/01151/RM1 dated 14 March 2018 (Reserved matters relating to details of access, appearance, landscaping, layout and scale, for residential development of 198 no. dwellings pursuant to outline planning permission 15/00976/OUT dated 01 July 2016 (Amended access proposed, plans received 11 January 2018)) and Condition 9 (Construction Management Plan) attached to outline planning permission 15/00976/OUT at Land at Rear of High Stell, Middleton St George, Darlington (18/00921/CON) (Copy of Inspector's decision letter attached)

Award of costs against the Council in respect of the three appeals at High Stell Middleton St George, Darlington DL2 1HS. (Copy of Inspector's costs decision attached).

Gladman Developments Ltd Appeal

The appeal by Gladman Developments Ltd for Land off Neasham Road, Middleton St George, Darlington has been withdrawn.

Partial award of costs against the appellant in respect of the withdrawn application at Land off Neasham Road, Middleton St George, Darlington (Copy of Inspector's costs decision attached).

Dismissed the appeal by Dr I Rehman against this Authority's decision to refuse permission for the erection of a detached oak framed dwelling at Land Adjacent to Rowan house, Middleton Road, Sadberge, Darlington (18/00807/FUL) (Copy of Inspector's decision letter attached)

RECOMMENDED – That the report be received.
(Pages 75 - 92)

9. Notification of Appeals –

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

Mr Alan Agar has appealed against this Authority's decision to refuse permission for outline application for the erection of 1 no. detached dwellinghouse at 22 Westacres, Middleton St George Darlington DL2 1LJ (18/01119/OUT)

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 25th September 2019 (Exclusion Paragraph No. 7) – Report of Director of Economic Growth and Neighbourhood Services (Pages 93 - 100)
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, 8 October 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 or telephone 01325 405805