

## PLANNING APPLICATIONS COMMITTEE

Wednesday, 5 February 2020

**PRESENT** – Councillors Mrs D Jones (Chair), Allen, Baldwin, Clarke, Heslop, Howarth, Johnson, Keir, Marshall, McCollom, Tait, Tostevin and Wallis.

**APOLOGIES** – Councillors Lee and Lister.

**ALSO IN ATTENDANCE** – Councillor Crumbie.

**OFFICERS IN ATTENDANCE** – Dave Coates (Head of Planning, Development and Environmental Health), Arthur Howson (Engineer (Traffic Management)), Andrew Errington (Lawyer (Planning)), Lisa Hutchinson (Principal Planning Officer) and Paul Dalton (Elections Officer).

### PA63 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

### PA64 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 4 DECEMBER 2019

**RESOLVED** – That the Minutes of this Committee held on 4 December 2019 be approved as a correct record.

### PA65 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

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

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. <b>Reason</b> - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
PL	The development hereby permitted shall be carried out in accordance with the approved plan(s) as detailed below, ^N; <b>Reason</b> - To define the consent.

### PA66 LAND OPPOSITE 1 AND 2 BARMPTON GRANGE COTTAGES, BARMPTON LANE, BARMPTON

**19/00835/FUL** - Demolition of existing timber stables and storage building and

construction of new stable block and outdoor arena with lighting columns and associated drainage works.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Environmental Health Officer, four letters of objection, one letter of representation, two further letters of objection received following consultation on amended plans, and the views of the Applicant's Agent, whom the Committee heard).

**RESOLVED** – That Planning Permission be granted subject to the following conditions:

1. A3 (Standard 3 year time limit)
2. PL (Approved plans)
  - (a) Proposed site plan and elevations, drawing number 190125 03 Rev. D.
  - (b) Proposed plans and elevations, drawing number 190125 04 Rev. A.
3. The development shall be carried out in accordance with the Proposed Site Plan and Elevations (19\_00835\_FUL-PROPOSED\_SITE\_PLAN\_ELEVATIONS-1660059) and the Amended Flood Risk Assessment (19\_00835\_FUL-AMENDED\_FLOOD\_RISK\_ASSESSMENT-1660063 by Flood Risk Consultancy LTD – Revision C – December 2019) and the following mitigation measures it details:
  - (a) A floodplain compensatory storage scheme providing 203.37m<sup>3</sup> volume shall be positioned to the south-west of the site and must be fully implemented in advance of the equestrian arena development. The compensation shall be retained and maintained thereafter for the lifetime of the development.

**REASON** – To reduce the risk of flooding to the proposed development and future occupants and to ensure there is no net loss to floodplain capacity which could increase flood risk elsewhere.

4. The floodlights associated with the outdoor arena hereby approved shall not be used between the hours of 21:00 and 07:00 daily.

**REASON** – In the interests of residential and visual amenity

5. The stable building and riding arena hereby permitted shall be used only by the occupiers of the property known for the time being as Meadowside, Barmpton for purposes incidental to the use of the property and shall not be used a commercial enterprise.

**REASON** – The Local Planning Authority considers the proposal to be suitable for use only by the applicants and any future occupiers of Meadowside for purposes incidental to the enjoyment of the dwelling. Any

commercial use is likely to increase the number of traffic movements from the site over than generated by the existing dwelling and these additional traffic movements are likely to create conditions prejudicial to highway safety and residential amenity.

6. The ecological mitigation and enhancement measures set out in Section 5 of the Naturally Wild Preliminary Ecological Appraisal 'The Stables, Barmpton' AP-19-02 dated August 2019 shall be implemented in full. In addition, no development shall take place until precise details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (a) Details of bird and bat boxes to be installed on the site
- (b) Details of compensatory tree planting scheme

Thereafter the approved details shall be implemented in full prior to the stable block and arena hereby permitted being first brought into use, and the bird and bat boxes shall be maintained in accordance with the approved details for the lifetime for the development. Any trees removed, dying, severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or a similar size and species to those original approved and planted.

**REASON** – To comply with Core Strategy Policy CS15 (Protecting and Enhancing Biodiversity and Geodiversity)

**PA67 37 PEASE STREET**

Change of use of care home to a House in Multiple Occupation.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), nine letters of objection, a petition from 46 local residents objecting to the proposals, the views of Darlington Association on Disability, and the views of the Applicant, three Objectors and the Ward Councillor, whom the Committee heard).

**RESOLVED** – That Planning Permission be granted subject to the following conditions:

1. A3 - Implementation Limit (Three Years)
2. The development shall be carried out in complete accordance with the approved plans as detailed below:
  - (a) Proposed Car Park Layout Plan – 2100-01
  - (b) Proposed Floor Plan – 05.217.01

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. The car parking area hereby approved shall be completed before the occupation of the property as a house in multiple occupation. Details of the surfacing and layout to be agreed by the Local Planning Authority prior to construction.

**REASON:** In the interest of residential amenity and road safety.

4. The completed car park shall remain available for use during the occupation of the property as a house in multiple occupation

**REASON:** In the interest of residential amenity and road safety.

5. Details of a two metre high close boarded fence and landscaping scheme to screen the car parking area from the neighbouring residential properties shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the fencing and landscaping shall be implemented in accordance with the details as approved prior to the house in multiple occupation first being brought into use and shall be maintained for the lifetime of the development.

**REASON –** In the interest of residential amenity

## **PA68 NOTIFICATION OF APPEALS**

The Director of Economic Growth and Neighbourhood Services reported that:-

Enterpen Ltd and SJS Potts Ltd have appealed against this Authority's decision to refuse planning permission for the Erection of 25 no. dwellings at Land at Newton Grange Farm, Sadberge, Darlington (18/00994/FUL)

Enterpen Ltd, SJS Potts Ltd and Wooler Holdings Limited have appealed against this Authority's decision to refuse permission for the erection of 55 No. dwellings at Land East of Middleton Lane, Middleton Lane, Middleton St George, Darlington (18/01108/FUL)

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

## **PA69 TO CONSIDER THE EXCLUSION OF THE PUBLIC AND PRESS**

**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.

## **PA70 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S**

**APPROVED CODE OF PRACTICE AS OF 22 JANUARY 2020 (EXCLUSION PARAGRAPH NO. 7)**

Pursuant to Minute PA62/Dec/19, the Director of Economic Growth and Neighbourhood Services submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 22 January 2020.

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