

**PLANNING APPLICATIONS COMMITTEE**

Wednesday, 1 September 2021

**PRESENT** – Councillors Mrs D Jones (Chair), Allen, Clarke, Cossins, Heslop, Laing, Lee, McCollom, Sowerby, Tait and Tostevin.

**APOLOGIES** – Councillors Lister and Wallis.

**OFFICERS IN ATTENDANCE** – Dave Coates (Head of Planning, Development and Environmental Health), Andrew Errington (Lawyer (Planning)) and Paul Dalton (Elections Officer).

**PA35 DECLARATIONS OF INTEREST**

There were no declarations of interest reported at the meeting.

**PA36 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 4 AUGUST 2021**

**RESOLVED** – That the Minutes of this Committee held on 4 August 2021 be approved as a correct record.

**PA37 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION**

**PA38 83 STANHOPE ROAD SOUTH, DARLINGTON**

**21/00553/FUL** – Construction of raised deck seating area with stepped access, 2 no. privacy panels to north and east sides and storage beneath (Retrospective Application).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), one letter of objection, four letters of support, and the views of the Applicant, whom the Committee heard).

**RESOLVED** – That Planning Permission be refused.

**REASONS** – a) In the opinion of the Local Planning Authority the timber screen fencing erected around the raised decked area to protect the amenities of neighbouring properties is a stark and incongruous feature in the streetscene which results in harm to the character of the West End Conservation Area in which it is located. The timber screen fencing is therefore considered contrary to Saved Policy H12 of the Borough of Darlington Local Plan, 1997 and Policies CS2 and CS14 of the Darlington Core Strategy Development Document 2011. The proposed level of harm would amount to less than substantial harm to the heritage asset and there are no public benefits put forward that would sufficiently outweigh the harm to the character and appearance of the West End Conservation Area. Contrary to Paragraph 202 of the NPPF 2021 and section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

b) Without the timber screen fencing the raised deck seating area would have an unacceptable impact on the amenities of neighbouring properties due to overlooking and the

development is also considered contrary to the requirements of Saved Policy H12 of the Borough of Darlington Local Plan, 1997 in this regard.

**PA39 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.

**PA40 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 20 AUGUST 2021 (EXCLUSION PARAGRAPH NO. 7)**

Pursuant to Minute PA33/Aug/2021, the Chief Executive submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 20 August 2021.

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