

PLANNING APPLICATIONS COMMITTEE

Wednesday, 29 September 2021

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

APOLOGIES – Councillors Allen, Cossins and Wallis.

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

PA41 APPOINTMENT OF VICE CHAIR FOR THE REMAINDER OF THE MUNICIPAL YEAR 2021/2022

RESOLVED - That Councillor Laing be appointed Vice-Chair of this Committee for the remainder of the Municipal Year 2021/22.

PA42 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA43 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 1 SEPTEMBER 2021

RESOLVED – That the Minutes of this Committee held on 1 September 2021, be approved as a correct record.

PA44 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

A3	<p>Implementation Limit (Three Years)</p> <p>The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission.</p> <p>Reason: To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.</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 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 assessment findings, remediation methodologies and validation results obtained to demonstrate the completeness and effectiveness of all approved</p>

	<p>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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PA45 366 YARM ROAD

21/00862/FUL – Erection of single storey glazed extension to front elevation.

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

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

1. 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.

2. The development hereby permitted shall be carried out in accordance with the approved plan(s) as detailed below:

- Site Location Plan
- 20033 002B Proposed Plan
- 20033 003B Existing and Proposed Elevations
- 20033 004B Existing and Proposed Site Plans
- 20033 005 Detailed Plan
- Visuals and Measurements

REASON - To ensure the development is carried out in accordance with the planning permission.

PA46 BANK TOP STATION

21/00688/DC – Demolition of existing buildings and erection of station building with

concourse, multi-storey car park, transport interchange, public realm and highways works and alterations to boundary wall (Additional Bat Survey Report received 27 August 2021).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highways Officer, Environmental Health Officer, Rights of Way Officer, Sustainable Transport Officer and Conservation Officer; the views of Northern Gas Networks, Northumbrian Water, Northern PowerGrid, Durham County Council Archaeology Team, and the Local Lead Flood Authority; the concerns expressed by Historic England; the views of Network Rail; the concerns raised by the British Transport Police and the Durham Constabulary Architectural Liaison Officer; the views of Darlington Association on Disability; five letters of objection; the objections of the Friends of the Stockton and Darlington Railway, 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 – Implementation Limit (Three Years).
2. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:
 - a) SGMSCP-NAP-Z1-ZZ-DR-A-00001 P2 - Location Plan
 - b) SGMSCP-NAP-Z1-00-DR-A-00010 P5 – Site Plan
 - c) SGMSCP-NAP-Z0-XX-DR-A-90001 P6 – Landscape General Arrangement
 - d) SGMSCP-NAP-Z1-00-DR-A-01000 P11 – Level 00-01
 - e) SGMSCP-NAP-Z1-02-DR-A-01002 P9 - Level 02-03
 - f) SGMSCP-NAP-Z1-04-DR-A-01004 P9 - Level 04-05
 - g) SGMSCP-NAP-Z1-06-DR-A-01006 P9 - Level 06-07
 - h) SGMSCP-NAP-Z1-08-DR-A-01008 P9 - Level 08-09
 - i) SGMSCP-NAP-Z1-XX-DR-A-02000 P5 - East Elevation
 - j) SGMSCP-NAP-Z1-XX-DR-A-02001 P5 - North East Elevation
 - k) SGMSCP-NAP-Z1-XX-DR-A-02002 P5 - North West Elevation
 - l) SGMSCP-NAP-Z1-XX-DR-A-02003 P5 - South East Elevation
 - m) SGMSCP-NAP-Z1-XX-DR-A-02004 P5 - West Elevation
 - n) SGMSCP-NAP-Z1-XX-DR-A-02005 P5 - South Elevation
 - o) SGMSCP-NAP-Z1-XX-DR-A-03000 P15 - GA Sections Block A
 - p) SGMSCP-NAP-Z1-XX-DR-A-03001 P14- GA Sections Block B
 - q) SGMSCP-NAP-Z1-XX-DR-A-03002 P6 - GA Sections Station
 - r) SGMSCP-NAP-Z0-XX-DR-A-00020 P4 - Site Sections
 - s) SGMSCP-FHT-Z0-SL-DR-C-00001 P5 - Proposed Drainage Layout
 - t) SGMSCP-FHT-Z0-SL-DR-C-00101 P3 - S278 Works General Arrangement
 - u) SGMSCP-FHT-Z0-SL-DR-H-00002 P4 - Non Motorised User Plans
 - v) SGMSCP-FHT-Z0-SL-DR-H-00005 P4 - Areas of highway to be Stopped
 - w) SGMSCP-FHT-Z0-SL-DR-H-00007 P4 - Proposed Access Arrangements
 - x) SGMSCP-FHT-Z0-SL-DR-H-00008 P4 - Garbutt Sq. Swept Path
 - y) SGMSCP-FHT-Z0-SL-DR-H-00009 P3 - Access Swept Path
 - z) SGMSCP-FHT-Z0-SL-DR-H-00010 P3 - Access Arrangements Swept Path
 - aa) SGMSCP-FHT-Z0-SL-DR-H-00011 P3 - Garbutt Sq. Swept Path
 - bb) SGMSCP-FHT-Z0-SL-DR-H-00012 P3 - Stopping Up Plan

REASON – To ensure the development is carried out in accordance with the planning permission

3. No building shall be constructed above damp proof course until precise details of the materials to be used throughout the development (buildings and public realm) hereby approved have been 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 the visual appearance of the development.

4. No building shall be constructed above damp proof course until precise details of a lighting scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed otherwise than in complete accordance with the approved details.

REASON - In the interests of the visual appearance of the development and the wider street scene, residential amenity and to protect biodiversity.

5. Prior to the demolition of the stone retaining wall on Neasham Road/Parkgate, precise details of the design and materials to be used in the replacement means of enclosure 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 the visual appearance of the development.

6. No building shall be constructed above damp proof course until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include a management plan for the scheme and upon approval of such scheme, 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 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.

REASON - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.

7. No building shall be constructed above damp proof course until fully detailed highway design information has been submitted to and approved in writing by the Local Planning Authority. The information shall include the precise details of all works within the public highways and works intended for adoption by the Highways Authority. Details should include phasing of works, material specifications, surface finishes, tie-in details, construction standards/pavement makeup. Details should also include level/gradient information of all pavements and roads. Precise details of signing and lining works. The development shall not be carried out otherwise than in

complete accordance with the approved details

REASON - In the interests of highway safety.

8. No building shall be constructed above damp proof course until vehicle swept path analysis has been undertaken to support the movement framework for emergency vehicles, refuse vehicles and buses, 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.

9. A Road Safety Audit shall be carried out for all of the 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.

10. No building shall be constructed above damp proof course until precise details of the cycle storage building have been approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include the number of cycles, the location and design of the building, the type of cycle stan, security measures and the future maintenance of the building. The cycle stand shall be in place prior to the occupation of the building and retained thereafter. The development shall not be carried out otherwise than in complete accordance with the approved details.

REASON - In the interests of promoting sustainable modes of transport

11. No buildings shall be built above damp-proof course level, until a scheme of proposals for reducing carbon emissions has been 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 - To achieve a satisfactory form of development in the interests of climate change.

12. No building shall be constructed above damp proof course until precise details of the bin stores have been approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include the number, the location and design of the stores. The bin stores shall be in place prior to the occupation of the building and retained thereafter. The development shall not be carried out otherwise than in complete accordance with the approved details.

REASON - In the interests of the general amenity of the development

13. Prior to the installation of any fixed mechanical ventilation system associated with the development hereby approved the details shall be submitted to and agreed in writing with the Local Planning Authority. The ventilation system thereby agreed, shall achieve noise levels in excess of 5dB below the background noise level (LA90, T)

when assessed in accordance with BS:4142. The agreed ventilation system shall thereafter be retained and maintained throughout the lifetime of the development.

REASON - In the interest of safeguarding the amenities of the neighbouring properties.

14. Prior to the commencement of the any phase of the development, including demolition, a site specific Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include the following, unless the Local Planning Authority dispenses with any requirement[s] specifically and in writing:
- 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. 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".
 - 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 highway safety and residential amenity

15. No construction or demolition activities, including the use of plant and machinery, as well as deliveries to and from the site, shall take place outside the hours of 08.00-18.00 Monday to Friday, 08.00-14.00 Saturday with no activities on Sunday or Bank/Public Holidays without the prior written permission of the Local Planning Authority.

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

16. If piled foundations are incorporated into the development hereby approved, 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 prior to works starting on site. The development shall not be carried out otherwise than in accordance with the approved details.

REASON - In the interests of the amenity of the area

17. No development shall take place until the applicant has secured the implementation of the programme of archaeological work in accordance with a written scheme of investigation, which has been approved in writing by the local planning authority as follows:

- a) Methodologies for a Historic England-style Level 2 building record prior to any conversion works or stripping out of fixtures and fittings.
- b) 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 approved strategy.
- c) 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.
- d) A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The development shall then be carried out in full accordance with the approved details.

REASON - To comply with National Planning Policy Framework 2021 as the buildings are non-designated heritage assets

18. The development shall not be occupied until the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation. The provision made for analysis, publication and dissemination of results, and archive deposition, should be confirmed in writing to, and approved by, the Local Planning Authority.

REASON - To comply with Paragraph 205 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure information gathered becomes publicly accessible.

19. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Proposed Drainage Layout" dated "25/01/2021". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 6101 and upstream of 6204 and ensure that surface water flows discharge to the combined sewer at manholes 6101 and slightly upstream of manhole 6204. The surface water discharge rate at each connection point shall be restricted to 2.5l/sec. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

REASON - To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework 2021

20. The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water 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) Lead Flood Authority Validation Checklist
- b) Detailed design of the surface water management system.
- c) A build program and timetable for the provision of the critical surface water drainage infrastructure.
- d) A management plan detailing how surface water runoff from the site will be managed during the construction phase.
- e) Details of adoption responsibilities.

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 CS16 and the National Planning Policy Framework 2021.

21. The development hereby permitted shall only be carried out in complete accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy dated 4th June 2021 and the following mitigation measures detailed within the FRA

- a. Discharge to NWL combined sewers restricted to 5l/s
- b. 708m³ of storage provided.

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.

22. The building hereby approved shall not be brought into use until: -

- a) Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building.
- b) Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development.

REASON - To reduce flood risk and ensure satisfactory long-term maintenance are in place for the lifetime of the development.

23. CL3 – Phase 2 Site Investigation Works.

24. CL4 - Phase 3 Remediation and Verification Strategy.

25. CL5 - Construction/Remediation works.

26. CL6 – Implementation of Phase 3 Remediation Strategy and Phase 4 Verification and Completion Report.

27. The development shall not be carried out otherwise than in complete accordance with the Tree Protection Plan and Arboricultural Method Statement contained within the document entitled “BS5837 Tree Survey – Darlington MSCP” dated December 2020 and produced by Eco North unless otherwise agreed in writing by the Local Planning Authority.

REASON - In the interests of the visual appearance of the development.

28. The development shall not be carried out otherwise than in complete accordance with the Mitigation and Compensation Strategy contained within the submitted document entitled “Preliminary Ecological Appraisal & Bat Roost Assessment Darlington MSCP” dated June 2021 and produced by Eco North unless otherwise agreed in writing by the Local Planning Authority.

REASON - In the interests of biodiversity and habitats.

29. The development shall not be carried out otherwise than in complete accordance with the Mitigation and Compensation Strategy contained within the submitted document entitled “Bat Survey Report Darlington Multi Story Car Park” dated August 2021 and produced by Eco North unless otherwise agreed in writing by the Local Planning Authority.

REASON - In the interests of biodiversity and habitats.

PA47 AGRICULTURAL LANE AND CREMATORIUM, WEST CEMETERY, CARMEL ROAD NORTH

21/00977/DC – Application submitted under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 17 (wall to southern boundary) attached to planning permission 21/00271/DC dated 10 June 2021 (Application submitted under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 14 (Drainage) attached to planning permission 19/01185/DC dated 09 March 2020 (Refurbishment of existing crematorium including conversion of existing chapel into office space and erection of chapel, car parking, external lighting, floral tribute area and garden of remembrance on agricultural land adjacent to cemetery to allow an increased discharge rate of 5 l/sec rather than 3.5 l/sec) to omit wall from southern boundary and replace with fence and associated landscaping.

(In reaching its decision, the Committee took into consideration the Planning Officer’s report (previously circulated), ten letters of objection, and the views of the Applicant’s Agent and two Objectors, whom the Committee heard).

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

1. The development hereby permitted shall be commenced not later than 9 March 2023.

REASON – To accord with the provisions of Section 73 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plan(s) as detailed below:
 - (a) Proposed site plan, drawing number DC19002/A/020 C3 dated 19.12.2019
 - (b) Proposed site plan – crematorium, existing car parking and passing places, drawing number DC19002/A/021 P1 dated 18.12.2019
 - (c) Proposed site plan – chapel, drawing number DC19002/A/022 C3 dated 19.12.2019
 - (d) Proposed external works – fencing, drawing number DC19002/A/035 C3 dated 19.12.2019
 - (e) Proposed external works – fencing details, drawing number DC19002/A/036 P1 dated 19.12.2019
 - (f) Contractors compound and access plan - sheet 1 of 2, drawing number DC19002/A/040 P1 dated 29.11.2019
 - (g) Contractors compound and access plan – sheet 2 of 2, drawing number DC19002/A/041 P1 dated 29.11.2019
 - (h) Proposed ground floor plan – chapel, drawing number DC19002/A/101 P1 dated 28.10.2019
 - (i) Proposed ground floor plan – crematorium, drawing number DC19002/A/120 P1 dated 03.12.2019
 - (j) Proposed roof plan – crematorium, drawing number DC19002/A/130 P1 dated 16.12.2019
 - (k) Proposed roof plan – chapel, drawing number DC19002/A/131 P1 dated 12.11.2019
 - (l) Proposed elevations – crematorium, drawing number DC19002/A/220 P1 dated 10.12.19
 - (m) Proposed chapel elevations, drawing number DC19002/A/221 P1 dated 28.10.2019
 - (n) Proposed site sections – chapel, sheet 1 of 3, drawing number DC190002/A/320 P1 dated 19.12.2019
 - (o) Proposed site sections – chapel, sheet 2 of 3, drawing number DC19002/A/321 P1 dated 19.12.2019
 - (p) Proposed site sections – chapel, sheet 3 of 3, drawing number DC19002/A/322 P1 dated 19.12.2019
 - (q) Landscape concept, drawing number BA9684LAN-C dated 8.8.2021 issue I
 - (r) Landscape planting detail, drawing number BA9684 LAN-D dated 8.8.2021 issue I
 - (s) Landscape planting detail, drawing number BA9684LAN-D1 dated 8.8.2021 issue I
 - (t) Landscape planting detail, drawing number BA9684LAN-D2 dated 8.8.2021 issue I
 - (u) Landscape planting detail, drawing number BA9684LAN-D3 dated 8.8.2021 issue I
 - (v) Landscape planting detail, drawing number BA9684LAN-DLC dated 8.8.2021 issue I
 - (w) Landscape specification, drawing number BA9684-LAN-S dated 8.8.2021 issue I
 - (x) Outline drainage strategy – chapel, drawing number DC19002-APP-00-XX-DR-C-30001-S3 P06 dated 12.7.2019
 - (y) Outline surfacing and level strategy, drawing number DC19002-APP-00-XX-DR-C-30002-S3 P05 dated 12.7.2019
 - (z) External lighting and trenching layout sheet 1 of 2, drawing number DC19002/A/607 T1 dated February 2020
 - (aa) External lighting and trenching layout sheet 2 of 2, drawing number

DC19002/E/608 T1 dated February 2020

REASON – To define the consent.

3. The development hereby permitted shall be constructed in accordance with the external materials/finishes as set out in the application and detailed on drawing numbers DC19002/A/220 P1 Proposed elevations – crematorium and DC19002/A/221 P1 Proposed chapel elevations.

REASON – To ensure that the external appearance of the development is an appropriate design and quality in accordance with Policy CS2.

4. The ecological enhancement and mitigation measures set out in the Barrett Environmental Ltd 'Preliminary Ecological Appraisal: Plot 09/035, West Cemetery, Darlington' dated December 2019 and 'Bat Survey Report: Crematorium, West Cemetery, Darlington' dated October 2019 shall be implemented in full. In addition, no development of the new chapel building above damp proof course level shall take place until a scheme for the planting of an area of species rich grassland on land to the south of the proposed burial ground has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented in full prior to the chapel first being brought into use.

REASON – To comply with Policy CS15.

5. The submitted landscaping scheme shall be fully implemented concurrently with the carrying out of the development, or within such extended period which may be agreed in writing, the Local Planning Authority. 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.

REASON – In the interests of the visual amenity of the area and to ensure compliance with Policy CS15.

6. Prior to any demolition or construction activities taking place on site, existing trees shall be protected in accordance with the details contained in the Barnes Associates Arboricultural Impact Assessment 'Expansion and Refurbishment of Crematorium and Chapel' dated 19.12.2019 and shown on drawing number BA9684TPP 'Tree Impacts' dated 18.10.2019. The tree protection measures shall remain in place in accordance with these details for the duration of the construction phase of the development hereby permitted.

REASON – To ensure a maximum level of protection in order to safeguard the wellbeing of the trees on site and in the interests of the visual amenities of the area.

7. The demolition and construction phase of the development hereby permitted shall be carried out in strict accordance with the measures set out in the 'West Cemetery Crematorium Construction Management Plan Revision 1' dated December 2019.

REASON – In the interests of highway safety and residential amenity.

8. Demolition and construction activities on the site shall not take place outside of the hours of 08.00 – 18.00 Monday to Friday and 08.00 – 14.00 on a Saturday. There shall be no working on a Sunday other than those activities set out in the Facultatieve Technologies 'Proposed Sunday Working Schedule' between the hours of 09.00 and 17.00.

REASON – In the interest of residential amenity.

9. Prior to installation of the temporary stack associated with the replacement of the existing cremators, details of the stack, shall be submitted to and approved in writing by the Local Planning Authority. The temporary stack shall be removed following full installation and commissioning of the new cremators which shall thereafter be served by the existing stack.

REASON – In the interest of residential and visual amenity.

10. Prior to the new chapel hereby permitted first being brought into use, a scheme to provide secure cycle parking on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the chapel shall not be brought into use until the approved details have been implemented in full and shall be retained for the lifetime of the development.

REASON – To encourage access to the site by sustainable modes of transport.

11. Prior to the new chapel hereby permitted first being brought into use, details of a scheme to erect a 2.4 metre close boarded timber fence adjacent to the service road leading from the south of the existing maintenance building to the existing cemetery shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the chapel shall not be brought into use until the fence has been erected in accordance with the details as approved and shall be maintained for the lifetime of the development.

REASON – In the interests of visual and residential amenity.

12. No development shall commence until a written scheme of investigation setting out a phased programme of archaeological work in accordance with 'Standards for All Archaeological Work in County Durham and Darlington' has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work will then be carried out in accordance with the approved scheme of works.

REASON – To safeguard any archaeological interest in the site, and to comply with part 16 of the National Planning Policy Framework. A pre-commencement condition is required as the archaeological investigation/mitigation must be devised prior to the development being implemented.

13. No part of an individual phase of the development as set out in the agreed programme of archaeological works shall be occupied until the post investigation assessment has

been completed in accordance with the approved Written Scheme of Investigation. The provision made for analysis, publication and dissemination of results, and archive deposition, should be confirmed in writing to, and approved by, the Local Planning Authority.

REASON – To comply with paragraph 199 of the National Planning Policy Framework, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure information gathered becomes publicly accessible.

14. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled 'Outline Drainage Strategy – Chapel' dated 2019-12-05. The drainage scheme shall ensure that foul and surface water flows discharge to the public sewerage network via the existing private on site drainage. The additional surface water generated from the new development element of the proposal shall not exceed 5l/sec.

REASON – To prevent the increased risk of flooding from any sources in accordance with the NPPF.

15. The development hereby approved shall not be commenced on site until a scheme for the implementation, maintenance and management of a sustainable surface water 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:
 - I. Detailed design of the surface water management system;
 - II. A built program and timetable for the provision of the critical surface water drainage infrastructure
 - III. A management plan detailing how surface water runoff from the site will be managed during the construction phase

While the decision to discharge conditions laid out in the paragraph above is a technical one, residents who have been consulted to date shall have sight of the papers which inform any decision to discharge. Any meetings of professionals to consider the discharge shall have access to comments by residents on the success or otherwise of the flooding mitigation measures.

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, in accordance Core Strategy Policy CS16 and the National Planning Policy Framework.

16. The development hereby permitted shall not commence until the remedial works highlighted in the Jet Aire Service GR8370 Darlington Crematorium report and accompanying drawing and mitigation measures highlighted in the Jet Air Services correspondence dated 13/02/2020 have been completed. The applicant must submit a programme for these works and the drainage system must be fully operational before works commence on the proposed development.

REASON – To ensure that flood risk to the site and neighbouring sites is not increased as a result of this proposed development.

17. The fence to be built on land adjacent to the southern boundary of the chapel site and associated landscaping scheme hereby approved shall be implemented in accordance with the plans referred to in condition 2 of this permission prior to the chapel first being brought into use. Thereafter, the fence shall be maintained in accordance with the approved details for the lifetime of the development to the satisfaction of the Local Planning Authority.

REASON – In the interests of visual and residential amenity.

18. Prior to the chapel hereby approved being constructed above damp proof course level, details of a wall to be constructed along the southern boundary of the application site and associated landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the wall and landscaping scheme shall be implemented in full in accordance with the approved details prior to the chapel first being brought into use.

REASON – In the interests of visual and residential amenity.

PA48 BERRYMEAD FARM

21/00205/RM1 - Application for reserved matters approval relating to appearance, landscaping, layout, and scale (Phase 1, 123 dwellings) attached to outline planning permission 15/00804/OUT dated 06 February 2020 (Outline planning permission for the erection of 370 No dwelling houses (Use Class C3) and land reserved for a primary school and nursery (D1)) (amended plans received 27 July 2021; Noise Assessment received 6 August 2021; amended plans received 3 September 2021).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), two letters of objection, two comments received, the objections of Whessoe Parish Council and the views of the Applicant, whom the Committee heard).

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

1. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:
 - a) Drawing Number DAR-BMF-000 A – Location Plan
 - b) Drawing Number DAR-BMF-001 F – Site Layout Overall
 - c) Drawing Number DAR-BMF-002 F – Site Layout Extract
 - d) Drawing Number DAR-BMF-003 C – Materials Layout
 - e) Drawing Number DAR-BMF-004 C – Boundary Treatment Plan
 - f) Drawing Number D900 Rev 3 – Swept Path Analysis Refuse Vehicle
 - g) Drawing Number DAR-BMF-005 D - Landscape Layout Plan 01
 - h) Drawing Number DAR-BMF-006 D - Landscape Layout Plan 02
 - i) Drawing Number DAR-BMF-007 D - Landscape Layout Plan 03

- j) Drawing Number DAR-BMF-008 B – Ecology Layout
- k) Drawing Number DAR-BMF-010 B - Adoptable Areas Plan
- l) Drawing Number DAR-BMF-011 A – Tree Removal Plan
- m) Drawing Number DAR-BMF-013 A - Tree / Hedge Retention Plan
- n) Drawing Number DAR-BMF-019 - Sound Mitigation Layout
- o) Drawing Number GW-WD-06 F – Greenwood
- p) Drawing Number SWC-WD-06 F - Sherwood Corner
- q) Drawing Number SW-WD-06 D Sherwood
- r) Drawing Number BD-WD-06 R – Bond
- s) Drawing Number BM-WD-06 E – Burnham
- t) Drawing Number CM-WD-06 Q - Compton
- u) Drawing Number CWC-WD-06 E - Charnwood
- v) Drawing Number CWC-WD-06 G – Charnwood Corner
- w) Drawing Number DM-WD-06 E – Delamare
- x) Drawing Number DY-WD-06 D - Danbury
- y) Drawing Number FH-WD-06 – Fenchurch
- z) Drawing Number GTC E SS 0010 R2 1 Close Coupled Sub Station
- aa) Drawing Number HL-WD-06 B - Haldon
- bb) Drawing Number HY-WD-06 S - Harley
- cc) Drawing Number MS-WD-06 C - Marston
- dd) Drawing Number PD-WD-06 L – Portland
- ee) Drawing Number RN-WD-06 E Rendlesham
- ff) Drawing Number SGD-001 B Single and Double Garage
- gg) Drawing Number SGD-010 - Double Garage
- hh) Drawing Number SN-WD-06 H - Saunton

REASON – To ensure the development is carried out in accordance with the planning permission.

PA49 NOTIFICATION OF DECISION ON APPEALS

The Chief Executive reported that, Inspectors, appointed by the Secretary of State for the Environment, had :-

Dismissed the appeal by Mr Chris Watson, Albert Hill properties Ltd against this Authority's decision to refuse permission for the erection of 2.4m high steel palisade perimeter fence with gates to east and west boundary at Land at 21 Garden Street, Darlington (21/00471/FUL).

RESOLVED – That the report be received.

PA50 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.

PA51 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE

OF PRACTICE AS OF 17 SEPTEMBER 2021 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA40/Sept/2021, the Chief Executive submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 17 September 2021.

RESOLVED - That the report be noted.