

PLANNING APPLICATIONS COMMITTEE

Wednesday, 24 November 2021

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

APOLOGIES – Councillors Allen and Sowerby.

ABSENT – Councillors Lee, Lister and Wallis.

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

PA66 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA67 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 27 OCTOBER 2021

RESOLVED – That the Minutes of this Committee held on 27 October 2021 be approved as a correct record.

PA68 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

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. Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
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PA69 OUTBUILDINGS TO REAR OF 496 CONISCLIFFE ROAD

21/00861/FUL – Conversion, alteration and extension of outbuilding to form 1 no. 3 bed dwelling (amended plans received 5 October 2021).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), five letters of objection received, a representation received from a neighbouring resident, a further objection received following the submission of amended plans, a further objection received subsequent to the publication of the original report, a statement from one of the Ward Councillors which was read to the Committee by the Chair, and the views of two objectors, 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. Drawing Number PR301A – Proposed Site Plan
- b. Drawing Number PR302 – Proposed Plans and Elevation

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

3. Prior the commencement of the development, precise details of a scheme to provide net gains for biodiversity 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 - To enhance biodiversity within the site and the local area in accordance with National Planning Policy Framework 2021

4. Prior to the commencement of the development hereby approved, details shall be submitted of a scheme to protect the existing trees shown on the submitted plans to be retained. The submitted details shall comprise generally the specification laid down within BS 5837 (2012) and shall include fencing of at least 2m high, consisting of a scaffolding frame braced to resist impacts, supported by a weldmesh wired to the uprights and horizontals to dissuade encroachment. The agreed scheme of protection shall be in place before the commencement of any work, including demolition operations. The Local Planning Authority shall be given notice of the completion of the protection works prior to the commencement of any work to allow an inspection of the measurements to ensure compliance with the approved scheme of protection. Notwithstanding the above approved specification, none of the following activities shall take place within the segregated protection zones in the area of the trees:

- (a) The raising or lowering of levels in relation to the existing ground levels;
- (b) Cutting of roots, digging of trenches or removal of soil;
- (c) Erection of temporary buildings, roads or carrying out of any engineering operations;
- (d) Lighting of fires;
- (e) Driving of vehicles or storage of materials and equipment.

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

5. Prior to the first occupation of the building, precise details of a secure cycle storage area shall be submitted to and approved, in writing, by the Local Planning Authority. The proposed development shall not be carried out otherwise than in complete accordance with the agreed details, which shall be in place prior to the occupation of the building and retained thereafter.

REASON - To encourage sustainable modes of transport

6. Prior to the first occupation of the building, precise details of all means of enclosure for the site, including repair works to the existing boundary wall with No 494 Coniscliffe Road, shall be submitted to and approved, in writing, by the Local Planning Authority. The proposed development shall not be carried out otherwise than in complete accordance with the agreed details, which shall be in place prior to the occupation of the building and retained thereafter.

REASON - In the interests of residential amenity and the visual appearance of the development.

7. The development shall not be carried out otherwise than in complete accordance with the mitigation measures and method statement included with the document entitled "Bat Surveys and Risk Assessment for the Outbuilding at 496 Coniscliffe Road, Darlington" dated June 2021 and produced by Veronica Howard unless otherwise agreed in writing by the Local Planning Authority.

REASON - In the interests of biodiversity and the protected species and their habitats

8. The materials, including windows, used in the external surfaces of the extension hereby permitted shall match those used on the existing building.

REASON - In the interests of maintaining the visual amenity of the development.

9. 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 residential amenity

10. The bathroom windows shown on Drawing Number Drawing Number PR302 shall be obscure glazed and shall not be repaired or replaced other than with obscured glazing.

REASON - To prevent overlooking of the nearby properties.

PA70 EDEN COTTAGE RESIDENTIAL HOME, 37 COBDEN STREET

21/01072/FUL – Erection of single storey extension to the rear (east) elevation to create additional 3 no. en suite bedrooms together with additional/replacement windows to the side elevations, construction of access ramp and minor reconfiguration of in-curtilage landscaping.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), four letters of objection received, and the views of the applicants, 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. Drawing Number 202105/03 – Proposed Floor and Roof Plan
 - b. Drawing Number 202105/04 – Proposed Elevations
 - c. Drawing Number 202105/06 – Proposed Site Plan

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

3. The ensuite bathroom windows formed in the east elevation of the proposed extension shall be obscure glazed and shall not be repaired or replaced other than with obscured glazing.

REASON - To prevent overlooking of the neighbouring property.

PA71 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 Paul Vickers, Enterpen Ltd, SJS Potts Ltd against this Authority's decision to refuse permission for the erection of 25.no. dwellings (amended site layout plan received 28th August 2019) (18/00994/FUL).

RESOLVED – That the report be received.

PA72 NOTIFICATION OF APPEALS

The Chief Executive reported that: -

Mr Tim Jones has appealed against this Authority's decision to refuse consent for works for Erection of detached double garage at Mulberry House, 21C Roundhill Road, Hurworth, DL2 2ED (21/00516/FUL)

V G Developments (NE) Limited have appealed against this Authority's decision to refuse consent for works for Erection of 1 no. dormer bungalow (amended and additional plans received 22 February 2021 and further amended site plan and e-mail received 23 March 2021) at 213-217 Haughton Road, Darlington, DL1 2LD (20/01181/FUL)

Mr Leigh Porter has appealed against this Authority's decision to refuse consent for works for Change of Use from shop (Use Class E) to hot food takeaway (Sui Generis) including replacement aluminium shop front with roller shutter doors, alterations to windows/doors on rear side elevation, installation of extraction flue to rear and associated internal alterations at 309 North Road, Darlington, DL1 2JR (21/00505/FUL)

Wynyard Homes have appealed against this Authority's decision to refuse consent for works

for Erection of 25 no. dwellings with associated landscaping, hard surfacing, drainage and boundary treatment works at Newton Grange Farm, Stockton Road, Sadberge, Darlington, DL2 1SS (20/00891/FUL).

RESOLVED – That the report be received.

PA73 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.

PA74 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 12 NOVEMBER 2021 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA65/Oct/2021, the Chief Executive submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 12 November 2021.

RESOLVED - That the report be noted.