

**PLANNING APPLICATIONS COMMITTEE**

Wednesday, 7 December 2022

**PRESENT** – Councillors Mrs. D. Jones (Chair), Allen, Heslop, C L B Hughes, Johnson, Laing, McCollom and Tait.

**APOLOGIES** – Councillors Bartch, Cossins, Haszeldine and Sowerby.

**ABSENT** – Councillors Lee.

**ALSO IN ATTENDANCE** – Councillor Tostevin.

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

**PA46 DECLARATIONS OF INTEREST**

There were no declarations of interest reported at the meeting.

**PA47 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 9 NOVEMBER 2022**

**RESOLVED** – That the Minutes of this Committee held on 9 November 2022, be approved as a correct record.

**PA48 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.  <b>Reason</b> - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
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**PA49 LAND EAST OF LINGFIELD ESTATE, LINGFIELD POINT, DARLINGTON**

**22/00423/FUL** - Industrial development comprising of the erection of 3 no. industrial buildings of Class B2 and/or B8 use (industrial, storage and distribution) with ancillary office space, access, gatehouse, landscaping, parking, service areas and associated works (Archaeological Watching Brief received 19th May 2022) (Gas Addendum received 15th June 2022) (Phase 2 Ground Investigation Report received 27th June 2022) (Deposit Model and Impact Assessment received 11th July 2022) (Additional external lighting information received 29th July 2022).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highway Engineer, the Environmental Health Officer, the Lead Local Flood Authority, the Council's Ecology Officer, the Council's

Rights of Way Officer, the Transport Policy Team, National Highways, three letters of objection received, and the views of the Applicant whom the Committee heard).

**RESOLVED** – That, subject to the satisfactory completion and signing of a 106 Agreement, Planning Permission be granted subject to the following conditions:

1. A3 Implementation Limit (3 years)
2. The development hereby permitted shall be carried out in accordance with the approved plan(s) as detailed below:

17475-(P)121N Proposed masterplan  
17475-(P)123 Unit 1 GA Plans  
17475-(P)124 Unit 1 Elevations  
17475-(P)125 Unit 1 Roof Plan  
17475-(P)127 Unit 2 GA Plans  
17475-(P)128 Unit 2 Elevations  
17475-(P)129 Unit 2 Roof Plan  
17475-(P)131 Unit 3 GA Plans  
17475-(P)132 Unit 3 Elevations  
17475-(P)133 Unit 3 Roof Plan  
17475-(P)135A Proposed bin store  
17475-(P)136B Proposed cycle shelter  
17475-(P)137 Proposed substation details  
17475-(P)138 Fencing details  
17475-(P)139 Existing and proposed site sections  
17475-(P)140 Proposed gate house  
17475-VL-L01D\_ Landscape masterplan  
17475-VL-L02D\_ Landscape Plan 1 of 3  
17475-VL-L03D\_ Landscape Plan 2 of 3  
17475-VL-L04D\_ Landscape Plan 3 of 3

All internal arrangements shown on layout plans are for illustrative purposes only.

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

3. The submitted landscaping scheme shall be fully implemented within the first planting season following the occupation of the building to which it relates, or within such extended period which 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 (within 5 years of planting) shall be replaced and the landscaping scheme maintained for a period of five years.

**REASON** - In the interests of the visual amenities of the area and to provide on-site biodiversity enhancements.

4. The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of the 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 build 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;
- IV. 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 Local Plan and the National Planning Policy Framework.

5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy dated Issue P05 Dated April 2022 and the following mitigation measures detailed within the FRA Surface water discharge to Lingfield Beck restricted to 22.8l/s

The mitigation measures shall be fully implemented prior to the occupation of buildings 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.

6. The building(s) hereby approved shall not be brought into use until:-

- I. 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;

- II. A robust management and maintenance plan of the approved Surface Water Drainage scheme which includes maintenance of the adjacent watercourse 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.

7. Prior to the commencement of the development, a Construction Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Plan shall include the vehicle and pedestrian routes, road maintenance, site compound and signage. 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 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.

9. Prior to the occupation of any building, full and precise details of an off-road pedestrian and cycleway link from the south of the site to existing footway & cycleway infrastructure Located on Lingfield Way shall be submitted for approval. Details shall include a shared footway/cycleway of a minimum of 3.0m wide with appropriate kerbing, signage, and tactile paving. The agreed scheme shall be constructed prior to occupation of the first unit unless otherwise agreed in writing with the Local Planning Authority.

**REASON** - In the interests of highway safety and in order to promote the use of public and sustainable modes of transport.

10. Prior to occupation of any buildings, full and precise details of the proposed pedestrian and cycleway links (As drawing 'PROPOSED MASTERPLAN 17475-(P) 121 REV N') from the Eastpoint Rd roundabout to the existing Bus Stop on Tornado Way shall be submitted for approval. The agreed scheme shall be constructed prior to occupation of the first unit unless otherwise agreed in writing with the Local Planning Authority.

**REASON** - In the interests of highway safety and in order to promote the use of public and sustainable modes of transport.

11. The proposed internal footway & cycleway link though the site from the site access at Eastpoint Rd roundabout to Lingfield Way shall be completed prior to occupation of the first building unless otherwise agreed in writing with the Local Planning Authority and shall be kept open to the public thereafter other than when temporarily closed for essential maintenance purposes.

**REASON** - In the interests of highway safety and in order to promote the use of public and sustainable modes of transport.

12. The rating level of noise emitted from external fixed plant hereby approved whether operating individually, or when all plant is operating simultaneously, shall be at least 5 dB below the background noise level at all nearby noise sensitive receptors, when measured and assessed in accordance with BS4142:2014+A1:2019. The background noise level to be used shall be agreed in advance of the assessment in writing with the Local Planning Authority. Any noise mitigation measures required to achieve this level shall be installed by the applicant and thereafter retained and maintained for the lifetime of the development.

**REASON** – In the interests of residential amenity.

13. Prior to the occupation of any building, details of cycle parking and storage shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the cycle parking / storage shall be in place prior to the occupation of any building in accordance with the approved details.

**REASON** – To encourage and enable users to access the site using sustainable means of transport.

14. Prior to any building hereby approved being brought into a use within the B2 Use Class (as set out in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) evidence shall be provided that the level of parking within the curtilage of that unit is appropriate to meet the anticipated parking demands of the intended occupier. That evidence shall be submitted to and approved by the local planning authority. In the event that it is deemed necessary to increase parking in order to avoid parking displacement onto the public highway, details of additional parking within the curtilage of the unit shall be provided to the local planning authority for approval and thereafter provided prior to the occupation of the unit by the B2 use.

**REASON** – To ensure adequate parking to serve the development in accordance with Policy IN4 of the Darlington Local Plan 2016-2036.

15. The EV Charging points associated with each building shall be in place prior to the relevant building being brought into use and shall be retained thereafter.

**REASON** – To ensure provision of EV charging infrastructure in accordance with Policy IN4.

16. Prior to the first occupation of any building hereby permitted, a Statement shall have been submitted to and approved by the local planning authority detailing the measures necessary for providing broadband connectivity including ducts to each premises within the development hereby approved, unless otherwise agreed in writing by the local planning authority. The approved infrastructure shall be laid out in accordance with the agreed details at the same time as other services during the construction process and be available for use on the first occupation of each building unless otherwise agreed in writing by the local planning authority.

**REASON** - To ensure that the development is provided with high quality broadband services enhancing its attractiveness, in accordance with Policy IN8 of the Local Plan.

17. The proposed bund to the south western corner of the site, as detailed in drawing number: 17475(P)-121N shall be in place prior to the occupation of Unit 3 and shall be retained as such thereafter.

**REASON** – In the interests of residential amenity.

18. Within 12 months of the commencement of the development a Biodiversity Gains Plan shall be submitted to the Local Planning Authority which incorporates the approach and commitments set out in the submitted Framework Biodiversity Gains Plan and which demonstrates the viability and feasibility of providing net gain in biodiversity either on site or off-site equivalent to more than 43.87BDU. All of the above shall apply, unless otherwise is agreed in writing with the Local Planning Authority.

**REASON** – To provide biodiversity net gain in accordance with policy ENV8 and the NPPF.

19. The development shall be carried out in accordance with the recommendations contained within the submitted 'Habitat Survey and Assessment – Fabric – Industrial Park development, Tornado Way, Darlington' (INCA April 2022).

**REASON** – In the interests of ecology.

20. The development shall not be carried out otherwise than accordance with the recommendations set out in the submitted 'Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan' (Ref ARB/AE/2712, Elliott Consultancy Limited, April 2022) unless otherwise agreed in writing by the Local Planning Authority.

**REASON** – To ensure the necessary protection to retained trees in the interests of visual amenity and ecology.

21. Following occupation, the submitted Travel Plan having already achieved the Green Standard accreditation (ModeshiftStars Community / Modeshift Stars Business) should reach the ongoing required standards as laid out in the DBC Travel Plan Guidance document and shall be continued thereafter in accordance with the details therein.

**REASON** - To reduce single occupancy car travel and to encourage and promote sustainable transport.

22. Prior to the construction of any buildings, full details of the proposed finished floor levels shall be submitted to the Local Planning Authority for its written approval. Thereafter, the development shall be carried out in accordance with the approved detail.

**REASON** – In order that the Local Planning Authority may be satisfied as to the details of the development.

23. Prior to the installation of the ' Landlord Kiosk(s)' and 'Gas Kiosk(s)' as shown on the 17475-(P)121N Proposed masterplan, full details of these structures shall be submitted to the Local Planning Authority for its written approval. Thereafter the development shall be carried out in accordance with the approved details.

**REASON** – In order that the Local Planning Authority may be satisfied as to the details of the development.

(Should the 106 Agreement not be completed within the prescribed period without written consent of the Council to extend this time, the minded to approve status of the permission shall be considered to be a refusal on the grounds that the application has failed to provide adequate mitigation measures to provide a satisfactory form of development in accordance with the requirements of Darlington Local Plan 2016-2036, without any further reference to the Planning Applications Committee).

**PA50 WEST NEWBIGGIN FARM, NORTON BACK LANE, SADBERGE, DARLINGTON, DL2 1SU**

**22/00135/FUL** - Conversion, alteration and extensions of existing agricultural buildings to form 9 no. dwellings (2 no. 3 bed, 5 no. 4 bed, 2 no. 5 bed) including demolition of former piggeries and outbuildings, erection of 3 no. detached garage blocks, formation of hardstanding, landscaping and other associated works (Revised Scheme) (Additional LLFA info received 27th April 2022) (Nitrate assessment received 28th April 2022) (Amended remediation strategy received 4th May 2022).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highway Engineer, the Council Environmental Health Officer, the Historic Environment Record Officer, the Local Lead Flood Authority, the Environment Agency; the objections of East and West Newbiggin Parish Meeting, three letters of objection received, and the views of the Applicant and one Resident, whom the Committee heard).

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

1. A3 (Standard 3-year time limit)
2. PL (Accordance with Plan)
  - 3807/1 Landscape plan
  - L019038 - 101 REV E Proposed site layout plan (roof plans)
  - L019038 - 102 REV E Proposed site layout plan (ground floor)
  - L019038 - 105 REV B Proposed floor plans units 2, 3 and 4
  - L019038 - 106 REV A Proposed elevations sheet 1 of 2
  - L019038 - 107 REV A Proposed elevations sheet 2 of 2
  - L019038 - 108 REV B Proposed floor plans unit 5
  - L019038 - 109 REV B Proposed elevations unit 5
  - L019038 - 110 REV B Proposed floor plans unit 6 and 7
  - L019038 - 111 REV A Proposed elevations units 6 and 7
  - L019038 - 112 REV D Proposed floor plans unit 8
  - L019038 - 113 REV C Proposed elevations unit 8
  - L019038 - 119 REV A Proposed floor plans unit 2
  - L019038 - 120 REV A Proposed floor plans unit 3
  - L019038 - 121 REV A Proposed floor plans unit 4
  - L019038 - 126 Proposed bin storage arrangements
  - L019038 -103 REV A Proposed floor plans and elevations unit 1
  - L019038 -114 REV A Proposed floor plans unit 9
  - L019038 -115 REV A Proposed elevations unit 9
  - L019038-104 Proposed elevations

L019038-118 Garage block proposed  
L019038-128 Site plan

3. 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.

4. The development shall be carried out in full accordance with the submitted Construction Management Plan except in respect of hours of construction of demolition activities and deliveries (including the use of plant and machinery) which shall be in accordance with Condition 3 (above).

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

5. 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 build 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;
- IV. Details of adoption responsibilities;
- V. Provision for buoyancy aids
- VI. Fencing details
- VII. Precise details of the location of the pond in relation to the existing public footpath.

**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 DC2 and the National Planning Policy Framework.

6. The development permitted by this planning permission shall only be carried out in accordance with the approved Proposed Drainage Strategy Rev B Dated 02nd December 2021 and the following mitigation measures;

- Surface Water Discharge to be restricted to 5 l/s
- 500m<sup>3</sup> 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.

7. The buildings hereby approved shall not be brought into use until:-

I. 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;

II.A 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.

8. The landscaping scheme (drawing number 3807/1) 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.

9. The bin storage facilities for the dwellings hereby approved as set out in Drawing number L019038 - 126 shall be provided in accordance with the approved details, prior to the occupation of the development hereby approved.

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

10. Prior to the occupation of the development hereby approved, details of the type and location of an Electric Socket suitable for charging electric vehicles for each property with a dedicated garage or parking space, shall be submitted to and approved by the Local Planning Authority . Thereafter the development shall be undertaken in accordance with the approved details prior to the occupation of the dwellings and maintained as such thereafter.

**REASON** - To accord with Policy IN4 of the Local Plan.

11. The vehicle passing place on Drawing number L019038 - 127 - REV B “Road Through West Newbiggin” shall be completed in accordance with the approved details prior to

the occupation of the first dwelling and shall be retained as such thereafter.

**REASON** - In the interests of highway safety.

12. Any contamination not considered in the Phase 3 Remediation and Verification Strategy but identified during subsequent construction/remediation works shall be reported in writing within a reasonable timescale to the Local Planning Authority. The contamination 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.

**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. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

13. The Phase 3 Remediation and Verification works shall be conducted, supervised and documented by a "suitably competent person(s)" and in accordance with the agreed Phase 3 Remediation and Verification Strategy. No alterations to the agreed Remediation and Verification Strategy or associated works shall be carried out without the prior written agreement of the Local Planning Authority.

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, validation results and post remediation monitoring carried out to demonstrate the completeness and effectiveness of all agreed remediation works conducted. The Phase 4 Verification and Completion Report shall be submitted and agreed in writing with the Local Planning Authority within 2-months of completion of the development or at a time agreed unless the Local Planning Authority dispenses with the requirement specifically and in writing.

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.

**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. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

14. The development shall not be occupied until the post-investigation assessment has been completed in accordance with the approved Written Scheme of Investigation 'West Newbiggin Farm Sadberge: Historic Building Recording, Written Schedule of

Investigation BRP 21/5a August 2021 (Revised November 2022) (The Bamburgh Research Project Limited). 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 Policy ENV1 and 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.

15. Notwithstanding any details referred to in the submitted plans, prior to the commencement of works relating to each requisite element of the development the following details shall be submitted to and approved by the Local Planning Authority:-

- i. External materials;
- ii. Doors;
- iii. Fences, walls and gates;

The development shall not be carried out otherwise than in accordance with the approved details.

**REASON** - To ensure a satisfactory appearance of the development in the interests of visual amenity.

16. Notwithstanding any details referred to in the submitted plans, prior to the insertion of windows, detailed plans showing the constructional details and materials of all window frames to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross-sectional detailing, including means of opening, and external reveal. The window frames shall be installed in accordance with the approved detailed plans and thereafter be so maintained.

**REASON** - In order to ensure a satisfactory appearance to the development, in the interests of visual amenity.

17. No demolition or rebuilding work additional to that specified in the structural reports carried out by The Home Engineers (September 2020) and the submitted application shall be carried out in undertaking the development hereby permitted without the prior written approval of the Local Planning Authority.

**REASON** – In order that the Local Planning Authority can retain control over the development in the interests of the visual amenities of the locality.

18. The development shall not be carried out otherwise than in accordance with the mitigation, compensation and enhancement measures set out in the submitted Ecological Impact Assessment 'West Newbiggin Farm PP-19-09' (Naturally Wild July 2020).

**REASON** - To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, Policy CS15 of

the Core Strategy.'

**PA51 NOTIFICATION OF DECISION ON APPEALS -**

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

Dismissed the appeal by Town & Country Advertising Limited against this Authority's decision to refuse permission to display 2no. illuminated LED sign boards at Land at former Dainton Stie, Yarm Road, Darlington DL1 4JN (22/00398/ADV)

Dismissed the appeal by Tim Paver against this Authority's decision to refuse permission to undertake work to trees protected by a Tree Preservation Order at Land at 20 Freville Grove, Darlington, DL3 9QN (21/01208/TF)

Dismissed the appeal by Ms P Fletcher against this Authority's decision to refuse permission for the construction of one 2 bedroom single storey dwelling and one 3 bedroom two storey dwelling at 87 Barmpton Lane, Darlington, DL1 3HG (20/01126/FUL).

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

**PA52 NOTIFICATION OF APPEALS -**

The Chief Executive reported that :-

Mr Connor Gowling has appealed against this Authority's decision to refuse permission for the re-location and increase in height of boundary fence to 2m (Retrospective application) at 12 Redworth Road, Darlington DL3 0BL (22/00716/FUL)

Cornerstone have appealed against this Authority's decision to refuse permission for Prior Approval for the installation of telecoms equipment including 17.5m high monopole supporting 6 no. antennas and 2 no. 300mm dishes, installation of 2 no equipment cabinets, bollards and associated ancillary works (amended plans received 17 March 2022) at Land at Abbey Road Sports Field, Darlington, DL3 8HL (21/01445/PA)

Helen Whittington has appealed against this Authority's decision to refuse consent to carry out works to protected trees at Friends Burial Ground, rear of Friends Meeting House, Skinnergate, Darlington, DL3 7NB (22/00111/TF)

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

**PA53 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.

**PA54 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE**

**OF PRACTICE AS OF 25 NOVEMBER 2022 (EXCLUSION PARAGRAPH NO. 7)**

Pursuant to Minute PA45/Nov/2022, the Chief Executive submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 25 November 2022.

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