



**DARLINGTON**  
Borough Council

# Planning Applications Committee Agenda

1.30pm, Wednesday, 10 April 2024  
Council Chamber, Town Hall, Darlington DL1 5QT

**Members of the Public are welcome to attend this Meeting.**

1. Introductions/Attendance at Meeting
2. Declarations of Interest
3. To Approve the Minutes of the Meeting of this Committee held on 7 February 2024 (Pages 5 - 16)
4. Introduction to Procedure by the Assistant Director, Law and Governance's Representative (Pages 17 - 18)
5. Applications for Planning Permission and Other Consents under the Town and Country Planning Act and Associated Legislation (Pages 19 - 20)
  - (a) Power Play Snooker And Pool, Eldon Street (Pages 21 - 54)
  - (b) Garages To The Rear Of 63 Woodland Road, Vane Terrace (Pages 55 - 76)
  - (c) Land At Former 25 Gate Lane, Low Coniscliffe (Pages 77 - 94)
6. SUPPLEMENTARY ITEM(S) (if any) which in the opinion of the Chair of this Committee are of an urgent nature and can be discussed at this meeting
7. Questions

**PART II**

8. Notification of Decision on Appeals –

The Chief Executive will report that the Inspectors appointed by the Secretary of State for the Environment have: -

- (a) Dismissed the appeal by Mr Rod Farrow against this Authority's decision to refuse permission for the erection of 2 no. residential dwellings with associated access, hard standing and private amenity space (revised scheme) (Addendum to Noise Assessment received 19 December 2022; amended Planning Statement received 21 March 2023; Nutrient Calculator and Provisional Nutrient Certificate received 26th July 2023) at 42 Durham Road, Coatham Mundeville, Darlington DL1 3LZ (22/01271/FUL) (copy of Inspector's decision enclosed).
- (b) Allowed an appeal by Mr Robert Flannigan (Appeal A) and dismissed an appeal by Mr Mitchell Flannigan (Appeal B) against an enforcement notice issued by Darlington Borough Council in relation to the unauthorised stationing of four caravans for residential use at land on the northeast side of Neasham Road, Hurworth Moor, Darlington (copy of Inspector's decision enclosed)

**Recommended** – That the reports be received.  
(Pages 95 - 120)

9. Notification of Appeals –

The Chief Executive will report that: -

- (a) Clear Channel UK has appealed against this Authority's decision to refuse permission for Display of 1 no. internally illuminated LED digital advertising display including the removal of 2 No. advertising displays at BP Service Station, High Northgate, Darlington, DL1 1UW (23/01024/ADV).
- (b) Ian Robert Hodgson has appealed against this Authority's decision to refuse permission for Felling of 1 no. Cypress tree protected under Tree Preservation Order (No.3) 1962 (T52) at 67 Milbank Court, Darlington, DL3 9PF (22/01281/TF).

**Recommended** – That the reports be received.

### PART III

#### EXCLUSION OF THE PUBLIC AND PRESS

10. To consider the Exclusion of the Public and Press –

**RECOMMENDED** - That, pursuant to Sections 100B(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 of the Act.

11. Complaints Received and Being Considered Under the Council's Approved Code of Practice as of 27 March 2024 (Exclusion Paragraph No. 7) – Report of the Chief Executive (Pages 121 - 130)
12. SUPPLEMENTARY ITEM(S) (IF ANY) which in the opinion of the Chair of this Committee are of an urgent nature and can be discussed at this meeting
13. Questions



**Luke Swinhoe**  
**Assistant Director Law and Governance**

**Tuesday, 2 April 2024**

**Town Hall**  
**Darlington.**

**Membership**

Councillors Ali, Allen, Anderson, Bartch, Beckett, Cossins, Haszeldine, Kane, Laing, Lawley, Lee, McCollom, Robinson and Tostevin.

If you need this information in a different language or format or you have any other queries on this agenda please contact Paul Dalton, Democratic and Elections Officer, Operations Group, during normal office hours 8.30 a.m. to 4.45 p.m. Mondays to Thursdays and 8.30 a.m. to 4.15 p.m. Fridays E-Mail: [paul.dalton@darlington.gov.uk](mailto:paul.dalton@darlington.gov.uk) or telephone 01325 405805