



**DARLINGTON**  
Borough Council

# Planning Applications Committee Agenda

1.30 pm, Wednesday, 15 May 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 10 April 2024 (Pages 5 - 26)
4. Introduction to Procedure by the Assistant Director, Law and Governance's Representative (Pages 27 - 28)
5. Applications for Planning Permission and Other Consents under the Town and Country Planning Act and Associated Legislation (Pages 29 - 30)
  - (a) Burtree Garden Village Phase 1 (Pages 31 - 104)
  - (b) Rear Of 39 Elton Parade (1 Coach House Lane) (Pages 105 - 116)
  - (c) Land At 1 Briar Close (Pages 117 - 136)
  - (d) 69 Welbeck Avenue (Pages 137 - 146)
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: -

Dismissed the appeal by Mr Benjamin Porte of Clear Channel UK against this authority's decision to refuse permission for the 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 1UQ (23/01024/ADV) (copy of Inspector's decision enclosed).

**RECOMMENDED – That the report be received.** (Pages 147 - 152)

9. Notification of Appeals -

The Chief Executive will report that: -

- (a) Mr Ryan Beaumont has appealed against this Authority's decision to refuse permission for the erection of a single storey rear extension, dormer window to rear elevation, cycle storage area and erection of boundary wall 2372mm in height with external doors into back lane (part retrospective) description amended by plans and updated planning statement received 08/02/2024) (as amended by plans received 26/01/2024 and 02/02/2024) at 93 Pensbury Street, Darlington, DL1 5LJ (23/00100/FUL).
- (b) Hazelfield Lodge Ltd have appealed against this Authority's decision to refuse permission for Change of use of agricultural land for tourist accommodation including the siting of 3 No. holiday lodges and 3 No. hot tub enclosures with car parking, associated landscaping and gravel pathways including the creation of secondary access. Conversion of store room to form kitchen/office and garage together with landscaping and associated works (Retrospective Application) (amended plans/information received 5th October 2023) at Land to rear of Hazelfield Cottage, Elstob Lane, Great Stainton, TS21 1HP (23/00588/FUL).

**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 1st May 2024 (Exclusion Paragraph No. 7) – Report of the Chief Executive (Pages 153 - 160)
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, 7 May 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