



**DARLINGTON**  
Borough Council

# Planning Applications Committee Agenda

1.30 pm, Wednesday, 7 August 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 July 2024 (Pages 5 - 8)
4. Introduction to Procedure by the Assistant Director, Law and Governance's Representative (Pages 9 - 10)
5. Applications for Planning Permission and Other Consents under the Town and Country Planning Act and Associated Legislation (Pages 11 - 12)
  - (a) Brunswick Street Car Park, St Cuthbert's Way, Darlington (Pages 13 - 52)
  - (b) Coniscliffe Road (Pages 53 - 68)
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) Allowed the appeal by Mr Dale Jefferies against this authority's decision to refuse permission for erection of a detached single garage and gym with storage area above (Resubmission) at 3 Roseberry View, Sadberge, Darlington, DL2 1FH (Ref No 24/00118/FUL) (copy of Inspector's decision enclosed).
- (b) Dismissed the appeal by Mr and Mrs Turner 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 The Rear Of Hazelfield Cottage, Elstob Lane, Great Stainton, TS21 1HP (Ref No 23/00588/FUL) (copy of Inspector's decision enclosed).

**Recommended** – That the reports be received.  
(Pages 69 - 82)

9. Notification of Appeals –

The Chief Executive will report that: -

Rory Brownless has appealed against this Authority's decision to refuse permission for works to 1 no. Pine (T4) protected under Tree Preservation Order (No.17) 2006 - reduce easterly limb overhanging house by up to 3.5 m at 2 Quaker Lane, Darlington, DL1 5PB (24/00064/TF).

**Recommended** – That the report 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 26th July 2024 (Exclusion Paragraph No. 7) – Report of the Chief Executive (Pages 83 - 90)

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, 30 July 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