



**DARLINGTON**  
Borough Council

# Planning Applications Committee Agenda

1.30 pm

1.30 pm, Wednesday, 9 April 2025

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 5 March 2025 (Pages 5 - 28)
4. Introduction to Procedure by the Assistant Director, Law and Governance's Representative (Pages 29 - 30)
5. Applications for Planning Permission and Other Consents under the Town and Country Planning Act and Associated Legislation
  - (a) Field At OSGR E435307 N513463, Yarm Road, Middleton St George (21/00380/RM1) (Pages 31 - 54)
  - (b) Field At OSGR E435307 N513463, Yarm Road, Middleton St George (21/00475/RM1) (Pages 55 - 80)
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 Executive Director, Economy and Public Protection, will report that the Inspectors appointed by the Secretary of State for the Environment have: -

- (a) Dismissed the appeal by Mr Andrew Verity against this authority's decision to refuse permission for replacement and relocation of the boundary fence and additional hardstanding to front of dwelling (Retrospective Application) (Re submission) at 12 Manor Road, Hurworth Place, Darlington (Ref No 24/00521/FUL) (copy of Inspector's decision enclosed).
- (b) Dismissed the appeal by Mr William Porrett against an enforcement notice issued by Darlington Borough Council on 12 July 2024 for the breach of planning control as alleged in the notice is the unauthorised removal of approximately 25m of protected hedgerow, the installation of an authorised site access onto the land from Neasham Road, Hurworth, with the laying of hardcore materials to form an access road up to Brickyard Farm Cottage at Land on the north west side of Brickyard Farm Cottage, Neasham Road, Hurworth Moor, Darlington, DL2 1DL (copy of Inspector's decision enclosed).

**Recommended** – That the reports be received.  
(Pages 81 - 94)

**PART III**

**EXCLUSION OF THE PUBLIC AND PRESS**

9. 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.

10. Complaints Received and Being Considered Under the Council's Approved Code of Practice as of 28th March 2025 (Exclusion Paragraph No. 7) –  
Report of Executive Director, Economy and Public Protection  
(Pages 95 - 104)

11. 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

12. Questions



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

**Monday, 31 March 2025**

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

**Membership**

Councillors Ali, Allen, Anderson, Bartch, Beckett, Cossins, Haszeldine, Holroyd, Kane, Laing, Lawley, Lee, McCollom 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, Resources and Governance 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.