

PLANNING APPLICATIONS COMMITTEE

Wednesday, 4 June 2025

PRESENT – Councillors Haszeldine (Chair), Ali, Allen, Anderson, Bartch, Beckett, Cossins, Holroyd, Kane, Laing, Lawley, Lee, McCollom and Tostevin

OFFICERS IN ATTENDANCE – Dave Coates (Head of Planning, Development and Environmental Health), Arthur Howson (Engineer (Traffic Management)), Andrew Errington (Lawyer (Planning)) and Hannah Miller (Democratic Officer)

PA1 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA2 TO CONSIDER THE PROPOSED DATES AND TIMES OF MEETINGS OF THIS COMMITTEE FOR THE MUNICIPAL YEAR 2025/26

RESOLVED – That meetings of this Committee be held at 1.30 p.m. on the following dates :-

2 July, 2025
30 July, 2025
27 August, 2025
24 September, 2025
22 October, 2025
19 November, 2025
17 December, 2025
14 January, 2026
11 February, 2026
11 March, 2026
8 April, 2026
6 May, 2026

PA3 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 7 MAY 2025

RESOLVED – That the Minutes of this Committee held on 7 May 2025 be approved as a correct record.

PA4 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) 7 AMBERLEY GROVE, DARLINGTON, DL3 0GG

25/00283/FUL – Application for change of use of the existing detached garden room located in rear garden to a hairdressing salon (Use Class E) with associated works.

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highway Engineer and Environmental

Health Officer. Three letters of objection were taken into consideration, alongside the views of the Applicant's Agent whom the Committee heard).

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

1. 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.

REASON - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plan, as detailed below:

- Proposed Site Layout Plan to Rear Dwg. No. 25.109 04 Rev A
- Proposed Elevations Dwg. No. 25.109 05
- Proposed Block Plan Dwg. No. 25.109 06

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

3. This permission shall be solely operated for the benefit of the applicant, Karen Whitehouse and shall not run with the land. And whilst Karen Whitehouse shall operate the business with the assistance of Jenna Whitehouse, only one person can operate from the facility at any one time. And in the event of Karen Whitehouse vacating the premises the detached garden structure shall revert to a use ancillary to the main residential use of the application property.

REASON – In granting this permission the Local Planning Authority has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over subsequent use in the event of Karen Whitehouse vacating the premises.

4. The hair salon hereby approved shall not be open for business outside the hours of Tuesday to Friday (4 days per week) from 8am to 2pm, one Saturday per month between 8am and 12 noon and there shall be no opening on Sundays, Mondays or Bank Holidays. The business shall also operate on a booking system with no overlaps as outlined in the submitted revised Design and Access Statement dated 28th April 2025.

REASON – In the interest residential amenity.

5. The detached timber garden structure shall be used only as a hair salon and for no other purpose (including any other use in Class E of the schedule to the Town and Country Planning (Use Classes) Order 1987 or any Order revoking and re-enacting that Order).

REASON – The Local Planning Authority is satisfied that the use hereby approved would not result in detriment to adjoining properties but would wish to control future changes of use within the same class in the interests of amenity.

6. Notwithstanding, details included in Condition 2 above, the ambulant disabled steps and handrails shall be installed prior to the commencement of the use and shall remain in place for the lifetime of this use.

REASON – To accord with Policy IN2 of the Darlington Borough Council Local Plan (2016- 2036).

7. Notwithstanding, details included in Condition 2, a minimum of one parking space within the curtilage of the property shall remain available for use by customers during the approved operational hours.

REASON – In the interest of highway safety.

PA5 21 LANETHORPE ROAD, DARLINGTON, DL1 4SG

25/00258/FUL – Application for the erection of front boundary wall up to 1.84m high and detached outbuilding/store within the front boundary, extension to the west elevation of the existing garden store and installation of an additional first floor window into existing side elevation of dwelling (part retrospective).

In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the results of technical consultation with Highways and that the request to have the application to be determined by the Planning Committee came from a local Councillor. The Committee also took into consideration the views of the Applicant's Agent.

RESOLVED – That Planning Permission be refused for the following reason:

1. By virtue of the scale and forwards projection of the outbuilding, the development would result in a poor form of development to the detriment of the character and appearance of the property and street scene and fail to make a positive contribution to the local area. The proposed development would therefore be detrimental to the character and visual amenities of the area, contrary to guidance contained within the National Planning Policy Framework 2024 (paragraph 135) and Local Plan Policy DC1.

PA6 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.

PA7 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 21 MAY 2025 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA62/May/2025, the Executive Director, Economy and Public Protection submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 21 May 2025.

RESOLVED - That the report be noted.