



DARLINGTON

Borough Council

Planning Applications Committee Agenda

1.30 pm

Wednesday, 2 July 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 4 June 2025 (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) 45 Greenbank Road (Pages 13 - 26)
 - (b) 15 Prior Dene (Pages 27 - 46)
 - (c) 1 St Cuthbert's Place (Pages 47 - 56)
 - (d) 3 Parkland Drive (Pages 57 - 66)
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 Ian Robert Hodgson 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 (Ref No 22/01281/TF) (copy of Inspector's decision enclosed).
- (b) Dismissed the appeal by Rory Brownless 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 (Ref No 24/00064/TF) (copy of Inspector's decision enclosed).
- (c) Dismissed the appeal by Janine Mitchell against this authority's decision to refuse permission for Works to trees protected under Tree Preservation Order (No.3) 1962 A2 - 1 no. Beech and 1 no. Lime - prune back branch tips overhanging the garden (27 Staindrop Crescent) by upto 3m at Greystones Drive, Darlington (Ref No 23/00338/TF) (copy of Inspector's decision enclosed).

Recommended – That the reports be received.
(Pages 67 - 84)

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 20 June 2025 (Exclusion Paragraph No. 7) –
Report of Executive Director, Economy and Public Protection
(Pages 85 - 96)
- 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

A handwritten signature in black ink, reading 'A. Wennington'. The signature is fluid and cursive, with a long horizontal stroke at the bottom.

Amy Wennington
Assistant Director Law and Governance

Tuesday, 24 June 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 Hannah Miller, Democratic 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: hannah.miller@darlington.gov.uk or telephone 01325 405801