



**DARLINGTON**

Borough Council

# Planning Applications Committee Agenda

1.30 pm

Wednesday, 27 August 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 2 July 2025 (Pages 5 - 12)
4. Introduction to Procedure by the Assistant Director, Law and Governance's Representative (Pages 13 - 14)
5. Applications for Planning Permission and Other Consents under the Town and Country Planning Act and Associated Legislation (Pages 15 - 16)
  - (a) 2 Meadowbank Close, Hurworth Place (Pages 17 - 30)
  - (b) West End, The Green, Bishopton (Pages 31 - 48)
  - (c) 2-5 Flat Hill Close, Sadberge, Darlington. DL2 1FN (Pages 49 - 56)
  - (d) 1 Flat Hill Close, Sadberge, Darlington. DL2 1FN (Pages 57 - 64)
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, 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).
- d) Dismissed the appeal by Mr Mike Bailey against this authority's decision to refuse permission for Erection of 1 no. three bed dwelling with a detached garage/store, hard standing, landscaping and provision of a new vehicular access with entrance gates and wall at Mole End, Neasham Road, Hurworth-on-Tees, Darlington, DL2 2AZ (Ref No 24/00132/FUL) (copy of Inspector's decision enclosed).
- e) Dismissed the appeal by Peter Windale against this authority's decision to refuse permission for Change of use from open space to domestic curtilage, with the erection of a 1.8m high boundary fence to the rear of the property (retrospective) at 68 Meadowfield Road, Darlington, DL3 0DT (Ref No 24/01000/FUL) (copy of Inspector's decision enclosed).

**RECOMMENDED** – That the report be received.  
(Pages 65 - 98)

## 9. Notification of Appeals --

The Executive Director, Economy and Public Protection will report that :-

- a) Mr Michael Dearnley has appealed against this Authority's decision to refuse permission for the erection of 1.8m high timber fence to rear boundary (retrospective) and proposed 1.8m timber fence to side boundary at 37 John

Fowler Way, Darlington, DL2 2GG (25/00416/FUL).

- b) DANAP Properties Ltd has appealed against this Authority's decision to refuse permission for the change of use from residential dwelling (Use Class C3) to short stay/holiday let accommodation (Sui Generis) (Retrospective application) at 3 Parkland Drive, Darlington, DL3 9DT (25/00259/CU).

**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 15 August 2025 (Exclusion Paragraph No. 7) –  
Report of Executive Director, Economy and Public Protection  
(Pages 99 - 110)
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



**Amy Wennington**  
**Assistant Director Law and Governance**

**Monday, 18 August 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](mailto:hannah.miller@darlington.gov.uk) or telephone 01325 405801