



**DARLINGTON**  
Borough Council

# Planning Applications Committee Agenda

1.30 pm

Wednesday, 19 November 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 24 September 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, DL2 2HZ (Pages 17 - 32)
  - (b) 11A Brinkburn Road And 2,4,6 Chandos Street, Darlington, DL3 6DR (Pages 33 - 42)
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 :-

Dismissed the appeal by Mr Darren Peckitt (DANAP Properties Ltd) against this authority's decision to refuse permission for 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 (Ref No 25/00259/CU) (copy of Inspector's decision enclosed).

**RECOMMENDED** – That the report be received.  
(Pages 43 - 52)

9. Notification of Appeals –

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

Vnouchkov Group has appealed against this Authority's decision to refuse permission for Change of use from a single dwelling (Use Class C3) to 9 no. person HMO (Sui Generis) (Provisional Nutrient Certificate and Nutrient Calculator received 24 April 2025) at 45 Greenbank Road, Darlington, DL3 6EN (24/01178/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 7 November 2025 (Exclusion Paragraph No. 7) –  
Report of Executive Director, Economy and Public Protection  
(Pages 53 - 64)

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

A handwritten signature in black ink, reading 'A. Wennington', with a horizontal line underneath.

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

**Tuesday, 11 November 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