

PLANNING APPLICATIONS COMMITTEE
Wednesday, 14 January 2026

PRESENT – Councillors Haszeldine (Chair), Anderson, Bartch, Holroyd, Kane, Lawley, Lee, McCollom and Tostevin

APOLOGIES – Councillors Ali, Allen, Beckett, Cossins and Laing

OFFICERS IN ATTENDANCE – Lisa Hutchinson (Interim Head of Planning Development Management), Arthur Howson (Engineer (Traffic Management)), Andrew Errington (Lawyer (Planning)), Andrew Harker (Interim Planning Development Manager), Nikita Josan (Legal and Land Charges Assistant) and Hannah Miller (Democratic Officer)

PA47 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA48 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 17 DECEMBER 2025

RESOLVED – That the Minutes of this Committee held on 17 December 2025 be approved as a correct record.

PA49 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

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.
A5	LB Applications (Implementation Limit) 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 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

PA50 POLAM HALL SCHOOL, GRANGE ROAD, BLACKWELL, DARLINGTON, DL1 5PA

25/00871/FUL - Partial demolition and partial retention and refurbishment of existing buildings, the erection of a single storey extension to Elm Grove and a two storey extension to the main building, the erection of temporary modular accommodation for the duration of the demolition and construction period, with associated permanent and temporary external works, including landscaping and construction of MUGA.

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highway Engineer, Transport Planning Officer, Environmental Health Officer, Ecologist, Arboricultural Officer, the Lead Local Flood Authority, Durham County Council Archaeology, the Council's Conservation consultant, Historic England, Environment Agency, Sport England, The Gardens Trust and Northumbrian Gardens Trust. Ten letters of objection were also taken into consideration, alongside the views of the agent, applicant and one objector whom the Committee heard).

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

Time limit

1. A3 (standard 3-year time limit)

Temporary works

2. The modular classrooms and temporary sports hall hereby permitted shall be retained for the duration of the demolition and construction period only and shall be removed from the site once the new school buildings and sports facilities are operational, unless the Local Planning Authority has first given its approval in writing for the retention of these buildings for an extended period. Thereafter the site of these temporary structures shall be reinstated in accordance with a scheme which shall first be agreed in writing by the Local Planning Authority.

REASON – The type of buildings proposed are not ones that the Local Planning Authority would ordinarily consider to be appropriate in this location, other than for a limited period and in view of the particular circumstances of this application, in view of their appearance and construction.

Approved plans

3. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:
 - a) Site location plan, drawing number SRP114-ONE-ZZ-ZZ-D-L-0001-P03
 - b) Modular accommodation ground floor, drawing number 39790-PML-B1-00-DR-A-0001 Rev P11
 - c) Modular accommodation reception, drawing number 39790-PML-B1-00-DR-A-0002 Rev P2
 - d) Modular accommodation first floor, drawing number 39790-PML-B1-01-DR-A-0001 Rev P8
 - e) Modular accommodation second floor, drawing number 39790-PML-B1-02-DR-A-0001 Rev P7
 - f) Modular accommodation roof layout, drawing number 39790-PML-B1-XX-DR-A-0003 Rev P1
 - g) Modular accommodation typical sections, drawing number 39790-PML-B1-XX-DR-A-0030 Rev C2
 - h) Modular accommodation elevations, drawing number 39790-PML-B1-XX-DR-A-0060-Rev P8
 - i) Vehicle circulation strategy, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0005

PO7

- j) Pedestrian circulation strategy, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0006
PO7
- k) Planting strategy, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0201 P03
- l) Site sections, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0401 P03
- m) Temporary whole site plan, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0901-P04
- n) EFAA Demolition Level 0, drawing number SRP1142-RYD-01-00-D-A-0411-S2-P3
- o) EFAA Demolition Level 1, drawing number SRP1142-YD-01-01-D-A-0412-S2-P3
- p) EFAA Floor Plan Level 2, drawing number SRP1142-RYD-01-02-D-A-3074-S2-P3
- q) EFAA Demolition Basement, drawing number SRP1142-RYD-01-B1-D-A-0410-S2-P1
- r) EFAC Demolition Level 0, drawing number SRP1142-RYD-03-00-D-A-0414-S2-P1
- s) EFAC Demolition Level 1, drawing number SRP1142-RYD-03-0-D-A-0415-S2-P1
- t) EFAA Scope of works Level 0, drawing number SRP1142-RYD-01-00-D-A-3621-S3-P4
- u) EFAC Floor plan Level 2, drawing number SRP1142-RYD-03-02-D-A-3063-S2-P3
- v) Whole site plan, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0003-P16
- w) Planting strategy, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0201-P03
- x) Illustrative masterplan, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0801-P08
- y) GA Floor plan EFAA Level 0, drawing number SRP1142-RYD-01-00-D-A-3071-S2-P3
- z) Scope of works EFAA Level 0, drawing number SRP1142-RYD-01-00-D-A-3621-P4
- aa) GA Floor plan EFAA Level 1, drawing number SRP1142-RYD-01-01-D-A-3072 P2
- bb) Scope of works EFAA Level 1, drawing number SRP1142-RYD-01-01-D-A-3622-P4
- cc) Scope of works EFAA Level 2, drawing number SRP1142-RYD-01-01-D-A-3623-P3
- dd) GA Floor Plan EFAA Level 2, drawing number SRP1142-RYD-01-02-D-A-3074-P2
- ee) GA Floor Plan EFAA Level B1, drawing number SRP1142-RYD-01-B1-D-A-3070-P3
- ff) Scope of works EFAA Level B1, drawing number SRP1142-RYD-01-B1-D-A-3620-P4
- gg) GA EFAA Roof Plan, drawing number SRP1142-RYD-01-R3-D-A-3073-P2
- hh) Planning GA elevations, drawing number SRP1142-RYD-01-ZZ-D-A-3610-P4
- ii) Scope of works EFAA elevations, drawing number SRP1142-RYD-01-ZZ-D-A-3630-P4
- jj) GA Floor Plan EFAC Level 0, drawing number SRP1142-RYD-03-00-D-A-3061-P3
- kk) GA Floor Plan EFAC Level 1, drawing number SRP1142-RYD-03-01-D-A-3062-P3
- ll) GA Floor Plan EFAC Level 2, drawing number SRP1142-RYD-03-02-D-A-3063-P3
- mm) GA Floor Plan EFAC Basement, drawing number SRP1142-RYD-03-B2-D-A-3060-P3
- nn) GA EFAC Roof Plan, drawing number SRP1142-RYD-03-R2-D-A-3064-P2
- oo) GA Elevations EFAC, drawing number SRP1142-RYD-03-ZZ-D-A-3611-P4
- pp) GA Floor Plan New Build Level 0, drawing number SRP1142-RYD-20-00-D-A-3080-P2
- qq) GA Floor Plan New Build Level 1, drawing number SRP1142-RYD-20-01-D-A-3081-P2
- rr) GA New Build Roof Plan, drawing number SRP1142-RYD-20-R2-D-A-3082-P2

- ss) GA Elevations New Build Sheet 1 of 2, drawing number SRP1142-RYD-20-ZZ-D-A-3612-P4
- tt) GA Elevations New Build Sheet 2 of 2, drawing number SRP1142-RYD-20-ZZ-D-A-3613-P4
- uu) External lighting layout 1 of 2, drawing number SRP1142-TES-00-XX-D-E-9001 Rev PO4
- vv) External lighting layout 2 of 2, drawing number SRP1142-TES-00-D-E-9011 Rev P04
- ww) PV Canopy Design, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0610-P01
- xx) PV Canopy Design, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0611-P01

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

Materials

4. Prior to the commencement of any works to the listed Polam Hall and the demolition of the stable block at Elm Grove Villa, a written scheme of investigation demonstrating how the applicant shall record the building/structure to an appropriate standard shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the building recording shall be undertaken in accordance with the written scheme of investigation as approved and the resulting building recording shall be submitted to and approved in writing by the Local Planning Authority within 6 months of work commencing, or other timescale which may be otherwise be agreed in writing. Within 3 months of the Historic Building Recording being approved by the Local Planning Authority it shall be submitted to the relevant Record Office.

REASON – To record and advance understanding of the significance of the elements of the heritage assets to be lost in accordance with Darlington Local Plan Policy ENV1.

5. All repair works to the retained historic building fabric must match that of the original work in terms of materials, method of construction and finished appearance.

REASON - In order to preserve the historic fabric of the building in accordance with Darlington Local Plan Policy ENV1.

6. Prior to any external repointing or repair works to the listed Polam Hall villa taking place, a specification for the mortar together with a method statement for the carrying out of the works, shall be submitted to and approved in writing by the Local Planning Authority. All repair works shall be undertaken and maintained in accordance with the approved details.

REASON – To ensure that the proposed works are appropriate in order to preserve the historic fabric of the listed building in accordance with Darlington Local Plan Policy ENV1.

7. Prior to any of the following roof works being carried out:
 - a) Roof repairs

- b) New rainwater goods
- c) Roof replacements (to retained buildings)
- d) Replacement of the existing roof lantern (as shown on GA EFAA Roof Plan, drawing number SRP1142-RYD-01-R3-D-A-3073-P2)

A detailed method statement setting out the intended works shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter the development shall be completed in accordance with the approved details and thereafter be so maintained.

REASON – To safeguard and enhance the special character of the listed building in accordance with Darlington Local Plan Policy ENV1.

8. All roof repairs to retained buildings shall be undertaken with matching roof tiles or slates, or alternatively prior to the installation of any replacement tiles or slates, samples shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter any roof repairs shall be carried out in accordance with the details as approved and be so maintained.

REASON – In order to preserve the historic fabric of the building in accordance with Darlington Local Plan Policy ENV1.

9. Prior to the commencement of that part of the development, a method statement and proposed scheme details of the following shall be submitted to and approved in writing by the Local Planning Authority:
- a) Proposed new floor finishes and retained historic floor finishes within the ground floor of the listed Polam Hall villa
 - b) Cornice plaster repairs including works of making good to ceilings
 - c) External stonework repairs
 - d) Retrained internal doors/woodwork repairs including any redecoration

Thereafter the development shall be carried out in accordance with the details as approved and be so maintained.

REASON – In order to preserve the historic fabric of the building in accordance with Darlington Local Plan Policy ENV1.

10. Prior to the commencement of any work relating to the removal of the existing head teachers office, a method statement detailing how the removal works are to be undertaken and making good the villa, including details of the new window to be installed following removal, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the details as approved and any remedial works including the installation of the new window shall be maintained in accordance with the approved details.

REASON – In order to preserve the character and appearance of the building in accordance with Darlington Local Plan Policy ENV1.

11. Prior to the commencement of any work to the boundaries of the school site along

Grange Road, a scheme of proposed works to the boundaries to include details of works for the formation/improvement of existing pedestrian access points, repointing works and any other remedial or repair works to the boundaries, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the details as approved and be so maintained.

REASON – In order to preserve the character and appearance of the building in accordance with Darlington Local Plan Policy ENV1.

12. Prior to the construction of any works above damp proof course level of any new building/extended building details of the following, including samples if requested, shall be submitted to and approved in writing by the Local Planning Authority:
- a) Wall and roof materials
 - b) Details of new windows and doors
 - c) Details of hard landscaping materials

Thereafter the development shall be carried out in accordance with the details as approved and be so maintained for the lifetime of the development.

REASON - In order to ensure that the materials used preserve the character and appearance of the host building and wider locality in accordance with Darlington Local Plan Policy ENV1.

13. Prior to the commencement of any works relating to the new glazed link to be erected between the new building and the Grade II listed Polam Hall villa, elevations and section details of the link at an appropriate scale (1:20 or as agreed) shall be submitted to and approved in writing by the Local Planning Authority. The submitted plans shall show the following:
- a) Details of openings
 - b) Depth of reveals
 - c) Details of frames
 - d) Details of meeting rails
 - e) Details of glazing bar and glazing cavity
 - f) Details of the colour finish

Thereafter the development shall be carried out in accordance with the details as approved and be so maintained for the lifetime of the development.

REASON – To ensure that the character, appearance, and integrity of the listed building is not prejudiced thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, and Darlington Local Plan Policy ENV1.

14. Details of any new ancillary works to the Grade II listed Polam Hall including any extraction or ventilation equipment, CCTV, alarm and utility meter boxes, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details as approved and be so maintained for the lifetime of the development.

REASON – To ensure a satisfactory external appearance to the building in accordance with Darlington Local Plan Policy ENV1.

15. Should any hidden historic features be revealed during works to the Grade II listed Polam Hall, they should be retained in situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately for inspection. Works shall not recommence in that area without the agreement of the Local Planning Authority.

REASON – To safeguard the special character of the listed building in accordance with Darlington Local Plan Policy ENV1.

Contaminated land

16. Prior to the commencement of the development or at a time agreed in writing by the Local Planning Authority a Phase 3 Remediation and Verification Strategy shall be prepared by a “suitably competent person(s)” to address all human health and environmental risks associated with contamination identified in the Phase 2 Site Investigation and Risk Assessment. The Remediation and Verification Strategy which shall include an options appraisal and ensure that the site is suitable for its new use, and no unacceptable risks remain, shall be submitted to and agreed in writing with the Local Planning Authority unless the Local Planning Authority dispenses with the requirement specifically and in writing.

REASON – The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

17. Any contamination not considered in the Phase 3 Remediation and Verification Strategy but identified during subsequent construction/remediation works shall be reported in writing within a reasonable timescale to the Local Planning Authority. The contamination shall be subject to further risk assessment and remediation proposals agreed in writing with the Local Planning Authority and the development completed in accordance with any further agreed amended specification of works.

REASON – The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

18. The Phase 3 Remediation and Verification works shall be conducted, supervised and documented by a “suitably competent person(s)” and in accordance with the agreed Phase 3 Remediation and Verification Strategy. No alterations to the agreed

Remediation and Verification Strategy or associated works shall be carried out without the prior written agreement of the Local Planning Authority.

A Phase 4 Verification and Completion Report shall be compiled and reported by a “suitably competent person(s)”, documenting the purpose, objectives, investigation and risk assessment findings, remediation methodologies, validation results and post remediation monitoring carried out to demonstrate the completeness and effectiveness of all agreed remediation works conducted. The Phase 4 Verification and Completion Report shall be submitted and agreed in writing with the Local Planning Authority within 2 months of the completion of the development or at a time agreed unless the Local Planning Authority dispenses with the requirements specifically and in writing.

The development site or agreed phase of development site, shall not be occupied until all of the approved investigation, risk assessment, remediation and verification requirements relevant to the site (or part thereof) have been completed, reported and approved in writing by the Local Planning Authority.

REASON – The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

Amenity

19. No construction activities, including site clearance and demolition activities, as well as deliveries to and from the site, shall take place outside the hours of 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on a Saturday, with no working on Sundays or Bank Holidays without the prior written permission of the Local Planning Authority.

REASON – In the interest of residential amenity

20. The construction phase of the development hereby permitted shall be carried out in accordance with the details contained within the Polam Hall School Construction Environmental Management Plan prepared by Kier Construction Ltd submitted with the application.

REASON – In the interests of residential amenity and highway safety.

21. The multi-use games areas hereby permitted shall not be used and the associated floodlighting shall be switched off outside of the hours of 09:00 and 21:00 daily and these permitted hours shall be reflected in the hours of use to be agreed as part of the Community Use Scheme to be submitted under condition 32.

REASON – In the interest of residential amenity.

22. Notwithstanding any details submitted as part of the application, prior to the

installation of any floodlighting associated with the MUGAs hereby permitted full details of the floodlights shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the floodlights shall be installed in accordance with the details as approved and thereafter be so maintained for the lifetime of the development.

REASON – In the interests of visual and residential amenity.

23. Prior to the construction of the temporary sports hall hereby permitted full details of the sports hall shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the temporary sports hall shall be installed in accordance with the details as approved.

REASON – In the interests of visual and residential amenity.

24. Anti-vibration mounts shall be fitted to the panels within the multi-use games areas (MUGAs) hereby approved prior to the MUGAs first being brought into operation and shall be maintained for the lifetime of the development.

REASON – In the interest of residential amenity.

25. Notwithstanding the submitted details and prior to the commencement of development, details of the existing and proposed site levels, to include finished flood levels of the buildings to be erected, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details as approved.

REASON – In the interests of visual and residential amenity.

Ecology

26. The development hereby approved shall be carried out in accordance with the recommendations set out in the Ecological Impact Assessment (EcIA), Bat Survey, and Great Crested Newt eDNA Survey undertaken by OS Ecology. In particular, the following information shall be submitted to and approved in writing by the Local Planning Authority:

- a) A Precautionary Method Statement for works to Building 1;
- b) A plan showing the location and details of bat roosting features to be installed/enhanced;
- c) A plan showing the type, number, and location of artificial nesting features. Any features on buildings should be integrated features where possible, and suitable for a range of bird species including swifts, sparrows, and starlings.
- d) Any relevant ecology updates in applicable.

REASON - To comply with Policy ENV7 of the Darlington Local Plan.

27. External lighting associated with the development hereby approved shall be installed in accordance with the specifications and locations set out in the External Lighting

Layout plans, drawing numbers SRP1142-TES-00-XX-D-E-9001-Rev P04 and SRP1142-TES-00-XX-D-E-9011-Rev P04, and within the OS Ecology Ecological Technical Note – Lighting Assessment dated November 2025 and maintained thereafter in accordance with these details for the lifetime of the development. No further external lighting shall be installed without the prior approval of the Local Planning Authority.

REASON – To ensure that external lighting does not adversely impact upon nearby foraging habitats of nocturnal wildlife and to comply with Policy ENV7 of the Darlington Local Plan.

28. The soft landscaping works shown on the submitted Planting Strategy, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0201-P03, shall be fully implemented concurrently with the carrying out of the development, or within such extended period which may be agreed in writing by the Local Planning Authority. If within a period of 5 years from the date of planting of any tree or shrub in connection with the landscaping works required, that tree or shrub or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed, seriously damaged or dies, another tree or shrub of the same size and species to that originally planted shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation.

REASON – In the interest of the visual amenity of the area

29. The development hereby permitted shall be constructed to the DfE School Output Specification standard or better as set out in the Energy and Sustainability Statement 'Polam Hall School PA193 Rev. P01' dated July 2025 submitted with the application.

REASON – To comply with the requirements of Local Plan Policy DC1

Tree Protection

30. No construction work, including site clearance and demolition work, shall take place, nor shall any site cabins, materials or machinery be brought onto site until all trees to be retained are protected in accordance with the details contained within the Elliott Consultancy Ltd Arboricultural Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan Ref. ARB/AE/3660, dated November 2025. The construction phase of the development shall be carried out in accordance with the actions and tree protection measures set out in Sections 5, 6 and 7 of the report, and the approved tree protection measures shall remain in situ for the duration of the construction period of the development in accordance with the details outlined in the report.

REASON – In the interests of the visual amenity of the area

Flood Risk

31. The development hereby approved shall be carried out in accordance with the submitted 'Polam Hall School - SRP1142 Drainage Strategy and Flood Risk Assessment' and the mitigation measures specified therein.

REASON - To reduce the risk of flooding elsewhere and to comply with Darlington Local Plan Policies DC2 and DC3.

Sport England

32. Prior to the development hereby approved being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use (which shall not be outside of the hours of 09:00 – 21:00 daily), access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon the commencement of use of the development.

REASON – To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with the requirements of Darlington Local Plan Policy IN10(C).

33. The relocated multi use games area hereby permitted shall not be constructed other than substantially in accordance with Sport England/National Governing Body Technical Design Guidance Notes: Artificial Surfaces for Outdoor Sport guide.

REASON - To ensure the development is fit for purpose and sustainable and to accord with the requirements of Darlington Local Plan Policy IN10(C).

34. Following completion of the temporary works as shown in Phase 1 temporary construction area on the Access and Phasing Document within three months of the completion of the temporary works, the playing field land shall be reinstated to a playing field of a quality at least equivalent to the quality of the playing field immediately before the temporary works commenced.

REASON – To ensure the site is restored to a condition fit for purpose and to accord with the requirements of Darlington Local Plan Policies ENV4, ENV9 and IN10(C).

35. Following completion of the temporary parking on the existing Multi Use Games Area, as shown on Phase 4B in the Access and Phasing Document within three months of the completion of the temporary car parking, the Multi Use Games Area shall be reinstated to a quality at least equivalent to the quality of the Multi Use Games Area immediately before the temporary works commenced.

REASON – To ensure the site is restored to a condition fit for purpose and to accord with the requirements of Darlington Local Plan Policies ENV4, ENV9 and IN10(C).

Highways

36. The cycle parking and electrical vehicle charging points as shown on drawing number SRP1142-ONE-ZZ-ZZ-D-L-0003 Rev. P16 'Whole site plan' shall be in place and shall be operational prior to the first occupation of the development hereby approved and shall be maintained in accordance with the approved details for the lifetime of the development.

REASON – To ensure provision of electric vehicle charging infrastructure and cycle parking in accordance with the requirements of Local Plan Policy IN4.

37. Prior to the commencement of the development hereby permitted, details of a scheme for wheel washing shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the wheel washing facilities as approved shall be in place and available for use prior to the commencement of the demolition and construction phases of the development and be so maintained for the duration of these phases of the development.

REASON – In the interest of highway safety

PA51 POLAM HALL SCHOOL, GRANGE ROAD, BLACKWELL, DARLINGTON, DL1 5PA

25/00872/LBC - Listed Building Consent for demolition, partial demolition and partial retention and refurbishment of existing buildings, erection of a two storey extension to main building together with associated permanent and temporary external works.

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Conservation consultant, Historic England, the Victorian Society, the Gardens Trust and Northumbrian Gardens Trust. One letter of objection was also taken into consideration.

RESOLVED – That Listed Building Consent be granted subject to the following conditions:

Time limit

1. A5 (standard 3-year time limit)

Approved plans

2. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:
 - (a) Site location plan, drawing number SRP114-ONE-ZZ-ZZ-D-L-0001-P03
 - (b) Planting strategy, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0201 P03
 - (c) Site sections, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0401 P03
 - (d) Temporary whole site plan, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0901-P04
 - (e) EFAA Demolition Level 0, drawing number SRP1142-RYD-01-00-D-A-0411-S2-P3
 - (f) EFAA Demolition Level 1, drawing number SRP1142-YD-01-01-D-A-0412-S2-P3
 - (g) EFAA Floor Plan Level 2, drawing number SRP1142-RYD-01-02-D-A-3074-S2-P3

- (h) EFAA Demolition Basement, drawing number SRP1142-RYD-01-B1-D-A-0410-S2-P1
- (i) EFAA Scope of works Level 0, drawing number SRP1142-RYD-01-00-D-A-3621-S3-P4
- (j) Whole site plan, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0003-P16
- (k) Planting strategy, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0201-P03
- (l) Illustrative masterplan, drawing number SRP1142-ONE-ZZ-ZZ-D-L-0801-P08
- (m) GA Floor plan EFAA Level 0, drawing number SRP1142-RYD-01-00-D-A-3071-S2-P3
- (n) Scope of works EFAA Level 0, drawing number SRP1142-RYD-01-00-D-A-3621-P4
- (o) GA Floor plan EFAA Level 1, drawing number SRP1142-RYD-01-01-D-A-3072 P2
- (p) Scope of works EFAA Level 1, drawing number SRP1142-RYD-01-01-D-A-3622-P4
- (q) Scope of works EFAA Level 2, drawing number SRP1142-RYD-01-01-D-A-3623-P3
- (r) GA Floor Plan EFAA Level 2, drawing number SRP1142-RYD-01-02-D-A-3074-P2
- (s) GA Floor Plan EFAA Level B1, drawing number SRP1142-RYD-01-B1-D-A-3070-P3
- (t) Scope of works EFAA Level B1, drawing number SRP1142-RYD-01-B1-D-A-3620-P4
- (u) GA EFAA Roof Plan, drawing number SRP1142-RYD-01-R3-D-A-3073-P2
- (v) Planning GA elevations, drawing number SRP1142-RYD-01-ZZ-D-A-3610-P4
- (w) Scope of works EFAA elevations, drawing number SRP1142-RYD-01-ZZ-D-A-3630-P4
- (x) GA Floor Plan New Build Level 0, drawing number SRP1142-RYD-20-00-D-A-3080-P2
- (y) GA Floor Plan New Build Level 1, drawing number SRP1142-RYD-20-01-D-A-3081-P2
- (z) GA New Build Roof Plan, drawing number SRP1142-RYD-20-R2-D-A-3082-P2
- (aa) GA Elevations New Build Sheet 1 of 2, drawing number SRP1142-RYD-20-ZZ-D-A-3612-P4
- (bb) GA Elevations New Build Sheet 2 of 2, drawing number SRP1142-RYD-20-ZZ-D-A-3613-P4
- (cc) External lighting layout 1 of 2, drawing number SRP1142-TES-00-XX-D-E-9001 Rev P04
- (dd) External lighting layout 2 of 2, drawing number SRP1142-TES-00-D-E-9011 Rev P04

REASON - – To ensure the development is carried out in accordance with the listed building consent

Materials

3. Prior to the commencement of any works to the listed Polam Hall and the demolition of the stable block at Elm Grove Villa, a written scheme of investigation demonstrating how the applicant shall record the building/structure to an

appropriate standard shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the building recording shall be undertaken in accordance with the written scheme of investigation as approved and the resulting building recording shall be submitted to an approved in writing by the Local Planning Authority within 6 months of work commencing, or other timescale which may be otherwise be agreed in writing. Within 3 months of the Historic Building Recording being approved by the Local Planning Authority it shall be submitted to the relevant Record Office.

REASON – To record and advance understanding of the significance of the elements of the heritage assets to be lost in accordance with Darlington Local Plan Policy ENV1.

4. All repair works to the retained historic building fabric must match that of the original work in terms of materials, method of construction and finished appearance.

REASON - In order to preserve the historic fabric of the building in accordance with Darlington Local Plan Policy ENV1.

5. Prior to any external repointing or repair works to the listed Polam Hall villa taking place, a specification for the mortar together with a method statement for the carrying out of the works, shall be submitted to and approved in writing by the Local Planning Authority. All repair works shall be undertaken and maintained in accordance with the approved details.

REASON – To ensure that the proposed works are appropriate in order to preserve the historic fabric of the listed building in accordance with Darlington Local Plan Policy ENV1.

6. Prior to any of the following roof works being carried out:
 - a) Roof repairs
 - b) New rainwater goods
 - c) Roof replacements (to retained buildings)
 - d) Replacement of the existing roof lantern (as shown on GA EFAA Roof Plan, drawing number SRP1142-RYD-01-R3-D-A-3073-P2)

A detailed method statement setting out the intended works shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter the development shall be completed in accordance with the approved details and thereafter be so maintained.

REASON – To safeguard and enhance the special character of the listed building in accordance with Darlington Local Plan Policy ENV1.

7. All roof repairs to retained buildings shall be undertaken with matching roof tiles or slates, or alternatively prior to the installation of any replacement tiles or slates, samples shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter any roof repairs shall be carried out in accordance with the details as approved and be so maintained.

REASON – In order to preserve the historic fabric of the building in accordance with Darlington Local Plan Policy ENV1.

8. Prior to the commencement of that part of the development, a method statement and proposed scheme details of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - a) Proposed new floor finishes and retained historic floor finishes within the ground floor of the listed Polam Hall villa
 - b) Cornice plaster repairs including works of making good to ceilings
 - c) External stonework repairs
 - d) Retrained internal doors/woodwork repairs including any redecoration

Thereafter the development shall be carried out in accordance with the details as approved and be so maintained.

REASON – In order to preserve the historic fabric of the building in accordance with Darlington Local Plan Policy ENV1.

9. Prior to the commencement of any work relating to the removal of the existing head teachers office, a method statement detailing how the removal works are to be undertaken and making good the villa, including details of the new window to be installed following removal, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the details as approved and any remedial works including the installation of the new window shall be maintained in accordance with the approved details.

REASON – In order to preserve the character and appearance of the building in accordance with Darlington Local Plan Policy ENV1.

10. Prior to the commencement of any work to the boundaries of the school site along Grange Road, a scheme of proposed works to the boundaries to include details of works for the formation/improvement of existing pedestrian access points, repointing works and any other remedial or repair works to the boundaries, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the details as approved and be so maintained.

REASON – In order to preserve the character and appearance of the building in

accordance with Darlington Local Plan Policy ENV1.

11. Prior to the construction of any works above damp proof course level of any new building/extended building details of the following, including samples if requested, shall be submitted to and approved in writing by the Local Planning Authority:

- a) Wall and roof materials
- b) Details of new windows and doors
- c) Details of hard landscaping materials

Thereafter the development shall be carried out in accordance with the details as approved and be so maintained for the lifetime of the development.

REASON - In order to ensure that the materials used preserve the character and appearance of the host building and wider locality in accordance with Darlington Local Plan Policy ENV1.

12. Prior to the commencement of any works relating to the new glazed link to be erected between the new building and the Grade II listed Polam Hall villa, elevations and section details of the link at an appropriate scale (1:20 or as agreed) shall be submitted to and approved in writing by the Local Planning Authority. The submitted plans shall show the following:

- a) Details of openings
- b) Depth of reveals
- c) Details of frames
- d) Details of meeting rails
- e) Details of glazing bar and glazing cavity
- f) Details of the colour finish

Thereafter the development shall be carried out in accordance with the details as approved and be so maintained for the lifetime of the development.

REASON – To ensure that the character, appearance, and integrity of the listed building is not prejudiced thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, and Darlington Local Plan Policy ENV1.

13. Details of any new ancillary works to the Grade II listed Polam Hall including any extraction or ventilation equipment, CCTV, alarm and utility meter boxes, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details as approved and be so maintained for the lifetime of the development.

REASON – To ensure a satisfactory external appearance to the building in accordance with Darlington Local Plan Policy ENV1.

14. Should any hidden historic features be revealed during works to the Grade II listed Polam Hall, they should be retained in situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately for inspection. Works shall not recommence in that area without the agreement of the Local Planning Authority.

REASON – To safeguard the special character of the listed building in accordance with Darlington Local Plan Policy ENV1.

PA52 BRIAR HOUSE, 2 BLACKWELL, DARLINGTON, DL3 8QY

23/00734/OUT – Outline planning application with all matters reserved for the demolition of existing outbuildings and the erection of 2 No. dwellings with new access drive to connect with existing access.

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highways Engineer, Ecology Officer, Arboricultural Officer, Environmental Health Officer, Transport Policy Officer, Natural England, National Highways, Durham County Council Archaeology Team and Northern Gas Networks. Twenty five letters of objection were taken into consideration, alongside the views of the agent and two objectors whom the Committee heard).

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

1. Details of the access, appearance, landscaping, layout, and scale of the whole of the development or within each phase of the development hereby permitted (hereinafter called "the reserved matters") for each phase shall be obtained from the Local Planning Authority in writing before any development within that part of the site is commenced. The development shall be carried out as approved.

REASON - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990.

2. Applications for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

REASON - To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990.

3. The development shall be begun two years from the final approval of the reserved matters referred to in condition (1) or, in the case of approval on different dates the final approval of the last such matter to be approved.

REASON - To accord with the provisions of Section 92(1) of the Town and Country

Planning Act 1990.

4. The planning application(s) made in pursuance of condition 1 shall not propose more than two dwellings.

REASON - For the avoidance of doubt.

5. The planning application(s) made in pursuance of condition 1) for the North Plot shall not propose a dwelling of more than two storeys in height.

REASON - In the interests of the visual appearance of the development and to safeguard the amenities of neighbouring dwellings.

6. The planning application(s) made in pursuance of condition 1) for the North Plot shall not propose a dwelling which has habitable windows in the north and east elevations.

REASON - To safeguard the amenities of neighbouring dwellings.

7. The planning application(s) made in pursuance of condition 1) for the East Plot shall not propose a dwelling of more than 1.5 storeys in height.

REASON - In the interests of the visual appearance of the development and to safeguard the amenities of neighbouring dwellings.

8. The planning application(s) made in pursuance of condition 1) for the East Plot shall not propose a dwelling which has habitable windows in the north and south elevations.

REASON - To safeguard the amenities of neighbouring dwellings.

9. The landscaping scheme submitted in pursuance of condition 1) must include precise details of the proposed tree and hedge planting and also existing trees and hedging to be retained in accordance with the submitted Arboricultural Impact Assessment Rev 3 produced by Andrew Hampton dated October 2025. The landscaping scheme shall be fully implemented concurrently with the carrying out of the development, or within such extended period as may be agreed in writing by, the Local Planning Authority.

Trees T2 to T8 and T40 shown within Appendix 4 of the submitted Arboricultural Impact Assessment Rev 3 produced by Andrew Hampton dated October 2025, shall not be removed or pruned without the consent of the local planning authority to whom a planning application shall be made.

Any other trees or shrubs removed, dying, severely damaged or becoming seriously diseased shall be replaced, and the landscaping scheme maintained for a period of five years to the satisfaction of the Local Planning Authority.

REASON - To ensure a satisfactory appearance of the site in the interests of the visual amenity of the area and the neighbouring dwellings.

10. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below.

- a) Drawing Number 565 A.03 Rev 13 East Plot Dimensions
- b) Drawing Number 565 A.04 Rev 13 General Plot Areas
- c) Drawing Number 565 A.05 Rev 13 North Plot Dimensions
- d) Drawing Number 565 A.06 Rev 13 Briar House Areas
- e) Drawing Number 565 A.07 Proposed & Existing
- f) Drawing Number 565 A.10 Rev 12 Parking and Bins
- g) Drawing Number 23265 Bird and Bat Box Types and Locations

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

11. Prior to the first occupation of the development hereby approved, a Final Nutrient Credit Certificate, signed by Natural England and the applicant, shall be submitted to the Local Planning Authority.

REASON - To ensure the development is nutrient neutral in accordance with the Conservation of Habitats and Species Regulations 2017.

12. Prior to any demolition works and/or the commencement of the development, a site-specific Demolition and Construction Management Plan for the whole development or for each dwelling, shall be submitted to and approved in writing by the Local Planning Authority. The plan[s] shall include the following, unless the Local Planning Authority dispenses with any requirement[s] specifically and in writing:

- a) Dust Assessment which assesses the dust emission magnitude, the sensitivity of the area, risk of impacts and details of the dust control measures to be put in place during the demolition and construction phases of the development. The Dust Assessment shall take account of the guidance contained within the Institute of Air Quality Management “Guidance on the assessment of dust from demolition and construction” February 2014.
- b) Methods for controlling noise and vibration during the demolition and construction phase and shall take account of the guidance contained within BS5228 “Code of Practice for noise and vibration control on construction and open sites”.
- c) Details of Hours of Construction
- d) Details of Hours of Deliveries
- e) Construction Traffic Routes, including parking areas for staff and visitors, if required
- f) Details of construction traffic access point into the site
- g) Details of site compound, if required
- h) Details of wheel washing.
- i) Road Maintenance, if required
- j) Warning signage.

The development shall not be carried out otherwise in complete accordance with the approved Plan.

REASON - In the interests of residential amenity and highway safety.

13. The planning application(s) made in pursuance of condition 1 shall include precise details of the internal highway layout and site access route. The details shall include precise widths, passing places, footways, details of bin collection area and turning facilities along with details of all boundary fencing and surface finishes. The development shall not be carried out otherwise than in complete accordance with the approved details. No part of the development must be brought into use until the vehicle access, parking, manoeuvring, and turning areas have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created, these areas must be maintained clear of any obstruction and retained for their intended purpose for the lifetime of the development.

REASON - To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

14. Prior to the commencement of each dwelling, details of a vehicle swept path analysis to support the movement framework for emergency vehicles, and service vehicles for the internal network and, where appropriate, in respect of the off-site highway proposals shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.

REASON - To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

15. No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved under any planning application submitted under Condition 1). Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

REASON - To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

16. Prior to the commencement of the dwelling on North Plot and/or East Plot, details of how that dwelling would be constructed to meet Building Regulation M4 (2) (Accessible and Adaptable Dwellings) as a minimum shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

REASON – To ensure that the development includes a dwelling which provides quality living environments for residents both now and in the future in accordance with policy H4 of the Darlington Local Plan 2016 – 2036.

17. Within each dwelling, any windows for habitable rooms with a direct line of sight to the A66 associated with the dwellings hereby approved shall have acoustic trickle vents with a minimum sound reduction of 35dB (Dn,e,w (Ctr)) (when open). If trickle vents are not proposed, details of an alternative ventilation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to

installation.

REASON – To safeguard the amenities of the future occupants of the proposed dwellings.

18. Prior to or at the same time as a reserved matters application (relating to access, layout etc) and any site investigative works, a Phase 1 Preliminary Risk Assessment shall be prepared by a "suitably competent person(s)" and submitted to and agreed in writing with the Local Planning Authority. The Phase 1 Preliminary Risk Assessment shall include a Site Inspection and a Conceptual Site Model (CSM) to identify and illustrate all potential contamination sources, pathways and receptors associated with the site and the surrounding environment.

REASON - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

19. As required by the Phase 1, prior to the commencement of the development and any site investigation works or at a time agreed in writing by the Local Planning Authority a Phase 2 Site Investigation Strategy (Sampling and Analysis Plan) shall be designed and documented by a "suitably competent person(s)" in accordance with published technical guidance (e.g. BS10175 and Land Contamination: Risk Management (LCRM)) and be submitted to and agreed in writing with the Local Planning Authority, unless the Local Planning Authority dispenses with the requirement specifically and in writing. The Phase 2 Site Investigation Strategy (Sampling and Analysis Plan) shall be sufficient to fully and effectively characterise and evaluate the nature and extent of any potential contamination and assess pollutant linkages. No alterations to the agreed Phase 2 Site Investigation Strategy or associated works shall be carried out without the prior written agreement of the Local Planning Authority.

REASON - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

20. As required by the Phase 1, prior to the commencement of the development or at a time agreed in writing by the Local Planning Authority a Phase 2 Site Investigation works shall be conducted, supervised and documented by a "suitably competent person(s)" and carried out in accordance with the approved Phase 2 Site Investigation Strategy (Sampling and Analysis Plan). A Phase 2 Site Investigation and Risk Assessment Report prepared by a "suitably competent person(s)", in accordance with published technical guidance (e.g. BS10175 and Land Contamination: Risk Management (LCRM)) and shall be submitted to and agreed in writing with the Local Planning Authority unless the Local Planning Authority dispenses with the

requirement specifically and in writing.

REASON - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

21. As required by the Phase 1 and 2 and prior to the commencement of the development or at a time agreed in writing by the Local Planning Authority a Phase 3 Remediation and Verification Strategy shall be prepared by a "suitably competent person(s)" to address all human health and environmental risks associated with contamination identified in the Phase 2 Site Investigation and Risk Assessment. The Remediation and Verification Strategy which shall include an options appraisal and ensure that the site is suitable for its new use and no unacceptable risks remain, shall be submitted to and agreed in writing with the Local Planning Authority, unless the Local Planning Authority dispenses with the requirement specifically and in writing.

REASON - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

22. Any contamination not considered in the Phase 3 Remediation and Verification Strategy but identified during subsequent construction/remediation works shall be reported in writing within a reasonable timescale to the Local Planning Authority. The contamination shall be subject to further risk assessment and remediation proposals agreed in writing with the Local Planning Authority and the development completed in accordance with any further agreed amended specification of works.

REASON - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

23. As required, the Phase 3 Remediation and Verification works shall be conducted, supervised and documented by a "suitably competent person(s)" and in accordance with the agreed Phase 3 Remediation and Verification Strategy. No alterations to the agreed Remediation and Verification Strategy or associated works shall be carried out without the prior written agreement of the Local Planning Authority. A Phase 4 Verification and Completion Report shall be compiled and reported by a "suitably competent person(s)", documenting the purpose, objectives, investigation and risk assessment findings, remediation methodologies, validation results and post remediation monitoring carried out to demonstrate the completeness and

effectiveness of all agreed remediation works conducted. The Phase 4 Verification and Completion Report and shall be submitted and agreed in writing with the Local Planning Authority within 2-months of completion of the development or at a time agreed unless the Local Planning Authority dispenses with the requirement specifically and in writing. The development site or agreed phase of development site, shall not be occupied until all of the approved investigation, risk assessment, remediation and verification requirements relevant to the site (or part thereof) have been completed, reported and approved in writing by the Local Planning Authority.

REASON - The site may be contaminated as a result of past or current uses and/or is within 250 metres of a site which has been landfilled. To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risks to receptors, in accordance with the National Planning Policy Framework.

24. No building shall be constructed above damp proof course on the North or East Plot until precise details of an Electric Charging Vehicle socket for that dwelling has been submitted to and approved in writing, by the Local Planning Authority. The minimum requirement would be a single phase 13 amp socket. The development shall not be carried out otherwise than in accordance with the approved details. The agreed details shall be retained for the lifetime of the development.

REASON - In the interests of encouraging the use of sustainable modes of transport in accordance with policy IN4 of the Darlington Local Plan 2016 – 2036.

25. No building shall be constructed above damp proof course on the North or East Plot until precise details of a safe cycle storage area for that dwelling has been submitted to and approved in writing, by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details. The agreed details shall be retained for the lifetime of the development.

REASON - In the interests of encouraging the use of sustainable modes of transport in accordance with policy IN4 of the Darlington Local Plan 2016 - 2036.

26. Within 12 weeks of the date of the decision (below) or an extended time period agreed with the Local Planning Authority, a certificate / receipt for the purchase of 0.23 off site habitat units from a Habitat Bank, shall be submitted to and approved in writing by the Local Planning Authority.

REASON - In the interests of Ecology, to comply with policies ENV7 and ENV8 of the Darlington Local Plan 2016-2036.

27. No building shall be constructed above damp proof course on the North or East Plot until precise details of measures to reduce the need for energy consumption and make that dwelling energy efficient has been submitted to and approved in writing, by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

REASON - In the interests of achieving a development with suitable sustainable design principles which are resilient to climate change in accordance with Policy DC1 of the Darlington Local Plan 2016 - 2036.

28. The development hereby approved shall not be carried out otherwise than in complete accordance with the Arboricultural Impact Assessment Rev 3 produced by Andrew Hampton dated October 2025. For the avoidance of doubt, the tree protection barriers shall consist of a vertical and horizontal scaffold framework well braced to resist impacts. The vertical tubes should be placed at a distance not exceeding 3m apart. The weldmesh or Heras panels should be a minimum of 2.mts high and securely attached to the scaffold framework with wire or scaffold clamps. Within the tree and hedge protection areas the following restrictions shall apply:
- a) No construction activity whatsoever shall occur.
 - b) No unauthorised vehicles, or plant machinery shall be driven, or parked.
 - c) No alterations of ground levels or conditions, other than tree protection measures
 - d) No chemicals, or cement washings permitted.
 - e) No excavation whatsoever shall occur.
 - f) No spoil shall be stored.
 - g) No fires shall be permitted.
 - h) All hazardous materials shall be forbidden.
 - i) Where hard surfaces are to be removed, this shall be done using hand tools.
 - j) Any structures such as the garage, greenhouse, garden wall and raised beds shall be removed manually and without mechanical excavators.

REASON - In the interest of the visual appearance of the development and local area.

29. The development hereby approved shall not be carried out otherwise than in complete accordance with the Recommendations (Section 6) set out in the submitted document entitled Ecological Impact Assessment- Version 3 produced by OS Ecology dated February 2025.

REASON - In the interests of ecological enhancement for the application site.

30. The bin store provision for the North and East Plots as shown on Drawing Number 565 A.10 Rev 12 shall be provided prior to the first occupation of each dwelling and shall remain in place or the lifetime of the development.

REASON - In the interests of the amenity of the site and local area.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order), no development (as defined by Section 55 of the Town and Country Planning Act 1990) as may otherwise be permitted by virtue of Class(es) A - F of Part 1, Schedule 2 of the Order shall be carried out on the dwellings on the North and East Plot or within their curtilage hereby permitted without the prior consent of the Local Planning Authority, to whom a planning application must be made.

REASON - In the interests of the visual appearance of the development and to

safeguard the amenities of the neighbouring dwellings.

32. Any garage included within the application(s) made in pursuance of Condition 1) shall be provided prior to the dwelling to which it relates being occupied and thereafter it shall be retained permanently available for parking purposes and for no other purpose without the planning permission first being obtained from the Local Planning Authority.

REASON - To safeguard the residential amenities of the neighbourhood and to ensure the provision of adequate off-street parking accommodation to avoid the congestion of surrounding streets by parked vehicles.

PA53 NOTIFICATION OF DECISION ON APPEALS -

The Executive Director, Economy and Public Protection reported that, Inspectors, appointed by the Secretary of State for the Environment, had:-

- a) Allowed the appeal by Mr Mr Jijhar Singh against this authority's decision to refuse permission for Display of 1 No. internally illuminated fascia sign to front elevation and 1 non-illuminated vinyl sign to side elevation (retrospective application) at 318 North Road, Darlington, DL1 3BH.
- b) Dismissed the appeal by Mr J Bertuccelli against this authority's decision to refuse permission for 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) at 21 Lanethorpe Road, Darlington, DL1 4SG.

RESOLVED – That the report be received.

PA54 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.

PA55 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 5 JANUARY 2026 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA46/Dec/2025, the Executive Director, Economy and Public Protection submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 5 January 2026.

RESOLVED - That the report be noted.