



DARLINGTON

Borough Council

Planning Applications Committee Agenda

1.30 pm

Wednesday, 11 February 2026

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 14 January 2026
(Pages 5 - 30)
4. Introduction to Procedure by the Assistant Director, Law and Governance's
Representative (Pages 31 - 32)
5. Applications for Planning Permission and Other Consents under the Town and Country
Planning Act and Associated Legislation (Pages 33 - 34)
 - (a) Hazelfield Cottage Elstob Lane, Great Stainton, STOCKTON-ON-TEES, TS21 1HP (Pages
35 - 52)
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 Miss Anh Thi Ngoc Vo against this authority's decision to refuse permission for Installation of 1 No. external security roller shutter and Installation of new shopfront (Retrospective Application) at 33 West Auckland Road, Darlington, DL3 9EL (Ref No 25/00362/FUL) (copy of Inspector's decision enclosed).
- b) Dismissed the appeal by Miss Anh Thi Ngoc Vo against this authority's decision to refuse permission for Display of 1 No. internally illuminated fascia sign and 1 No. internally illuminated projecting sign to the front elevation (Retrospective Application) at 33 West Auckland Road, Darlington, DL3 9EL (Ref No 25/00364/ADV) (copy of Inspector's decision enclosed).
- c) Allowed the appeal by Mr Daniil Vnouchkov 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) at 45 Greenbank Road, Darlington, DL3 6EN (Ref No 24/01178/CU) (copy of Inspector's decision enclosed).
- d) Allowed the appeal by Michael Dearnley against this authority's decision to refuse permission for the erection of a 1.8m high timber fence to rear boundary (retrospective) at 37 John Fowler Way, Darlington, DL2 2GG (Ref No 25/00416/FUL) (copy of Inspector's decision enclosed).
- e) Dismissed the appeal by Michael Dearnley against this authority's decision to refuse permission for the erection of a 1.8m high timber fence to side boundary at 37 John Fowler Way, Darlington, DL2 2GG (Ref No 25/00416/FUL) (copy of Inspector's decision enclosed).

RECOMMENDED – That the report be received.
(Pages 53 - 74)

9. Notification of Appeals - –

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

- (a) Mr Martin Brown has appealed against this Authority's decision to refuse permission for Installation of 1 No. BT Street Hub incorporating 2 No. internally illuminated digital LCD advert screens at Footpath East Of Dolphin Centre, Horsemarket, Darlington, DL1 5RP (25/01103/FUL).
- (b) Mr Martin Brown has appealed against this Authority's decision to refuse permission of Display of 2 No. internally illuminated digital LCD display screens to BT Street Hub at Footpath East Of Dolphin Centre, Horsemarket, Darlington, DL1 5RP (25/01104/ADV).
- (c) Mr Martin Brown has appealed against this Authority's decision to refuse permission for Installation of 1 No. BT Street Hub incorporating 2 No. internally illuminated digital LCD advert screens at Footpath Outside 214 Northgate,

Darlington, DL1 1RB (25/01105/FUL).

- (d) Mr Martin Brown has appealed against this Authority's decision to refuse permission of Display of 2 No. internally illuminated digital LCD display screens to BT Street Hub at Footpath Outside 214 Northgate, Darlington, DL1 1RB (25/01106/ADV).
- (e) Mr Martin Brown has appealed against this Authority's decision to refuse permission of Installation of 1 No. BT Street Hub incorporating 2 No. internally illuminated digital LCD advert screens at Footpath Opposite 38 Blackwellgate, Darlington (25/01101/FUL).
- (f) Mr Martin Brown has appealed against this Authority's decision to refuse permission of Display of 2 No. internally illuminated digital LCD display screens to BT Street Hub at Footpath Opposite 38 Blackwellgate, Darlington (25/01102/ADV).

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 30 January 2026 (Exclusion Paragraph No. 7) –
Report of Executive Director, Economy and Public Protection
(Pages 75 - 88)
- 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. C. Kennington". The signature is written in a cursive style with a long horizontal stroke at the bottom.

Amy Wennington
Assistant Director Law and Governance

Tuesday, 3 February 2026

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