

PLANNING APPLICATIONS COMMITTEE

Wednesday, 11 February 2026

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

APOLOGIES – Councillor Laing

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

PA56 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA57 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 14 JANUARY 2026

RESOLVED – That the Minutes of this Committee held on 14 January 2026 be approved as a correct record.

PA58 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) HAZELFIELD COTTAGE ELSTOB LANE, GREAT STAINTON, STOCKTON-ON-TEES, TS21 1HP

24/00926/FUL - Part demolition of existing house to facilitate change of use of agricultural land for tourist accommodation including the siting of 3 No. holiday lodges and 3 No. hot tub enclosures with car parking, associated landscaping and gravel pathways including the creation of secondary access. Conversion of storeroom to form kitchen/office and garage together with landscaping and associated works (part retrospective).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highways Engineer, Environmental Health Officer and Ecologist. Twenty four letters of support and a letter of support from the Chair of Bishopton Parish Council were taken into consideration, alongside written representation from the applicant).

RESOLVED – That planning permission be refused for the following reasons:

1. The development is prejudicial to highway safety by reason of the creation of an additional access for the associated traffic generation which does not include a safe level of visibility. No evidence has been provided by the applicant to demonstrate that visibility standards in accordance with national guidance are achievable. The proposed development conflicts with Policy DC1 (Sustainable Design Principles and Climate Change) and Policy E4 (Economic Development in the Open Countryside) of

the Darlington Local Plan 2016-2036 and the National Planning Policy Framework.

2. The assumptions and inputs used by the applicant within the submitted nitrate calculators are not considered by the Competent Authority to be satisfactory and are not an accurate reflection of the site and its location. No mitigation has been appropriately secured and therefore there is not sufficient certainty that this proposal for 3 lodges would not increase the total annual nitrogen load. Consequently, appropriate mitigation measures are not able to be secured at the necessary points in time to adequately mitigate the effects of the proposal and ensure the proposed development will not result in an increase in nitrogen reaching the Teesmouth and Cleveland Coast Special Protection Area. So, it is concluded that the proposal will adversely affect the integrity of the Teesmouth and Cleveland Coast Special Protection Area and conflicts with Policies DC2, ENV7 and ENV8 of the Darlington Local Plan 2016-2036 and the relevant Habitat Regulations.
3. Insufficient information has been submitted to enable an assessment of the impact of the proposed development on bats (a European protected species protected under the Conservation of Habitats and Species Regulations 2017) contrary to Policies ENV7 and ENV8 of the Darlington Local Plan 2016-2036, and guidance both within the National Planning Policy Framework and Planning Practice Guidance.

PA59 NOTIFICATION OF DECISION ON APPEALS -

The Executive Director, Economy and Public Protection reported 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).

RESOLVED – That the report be received.

PA60 NOTIFICATION OF APPEALS -

The Executive Director, Economy and Public Protection reported 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).

RESOLVED – That the report be received.

PA61 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.

PA62 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 30 JANUARY 2026 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA55/Jan/2026, the Executive Director, Economy and Public Protection submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 30 January 2026.

RESOLVED - That the report be noted.