



Planning Applications Committee Agenda

1.30 pm Wednesday, 6 May 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 of the Minutes of the meeting of this Committee held on 11 March 2026
(Pages 5 - 6)
4. Introduction to Procedure by the Assistant Director, Law and Governance's
Representative (Pages 7 - 8)
5. Applications for Planning Permission and Other Consents under the Town and Country
Planning Act and Associated Legislation (Pages 9 - 10)
 - (a) Burtree Garden Village Phase 1, Burtree Lane, Darlington (Pages 11 - 28)
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 Appeals -

The Executive Director, Economy and Public Protection:

- (a) Ardent Land Limited has appealed against this Authority's decision to refuse permission for the Display of 1 No. internally illuminated free standing digital display unit (Amended description) at Meynell Retail Park, (Western Verge, facing Whessoe Road), Darlington, DL3 0YQ (25/01193/ADV).
- (b) Mrs Melanie Turner has appealed against this Authority's decision to refuse permission for 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 store room to form kitchen/office and garage together with landscaping and associated works (part retrospective) at Hazelfield Cottage, Elstob Lane, Great Stainton, TS21 1HP (24/00926/FUL).
- (c) Mr Chris Welbourne has appealed against this Authority's decision to refuse permission for the Display of 1 No. freestanding internally illuminated LED advertising display unit at Car Park Adjacent To 28 West Auckland Road, Darlington, DL3 9EP (25/01374/ADV).

Recommended – That the reports be received.

9. Notification of Decision on Appeals – The Executive Director for Economy and Public Protection will report that the Inspectors appointed by the Secretary of State for the Environment have: -

- (a) Dismissed the appeal by Verity Cheyne on behalf of BT Group Plc 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 Opposite 38 Blackwellgate, Darlington (25/01101/FUL) (copy of Inspector's decision enclosed).
- (b) Dismissed the appeal by Verity Cheyne on behalf of BT Group Plc against this authority's decision to refuse permission for Display of 2 No. internally illuminated digital LCD display screens to BT Street Hub at Footpath Opposite 38 Blackwellgate, Darlington (25/01102/ADV) (copy of Inspector's decision enclosed).

Recommended – That the reports be received.

(Pages 29 - 34)

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 17 April 2026 (Exclusion Paragraph No. 7) –
Report of Executive Director, Economy and Public Protection
(Pages 35 - 48)

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

Tuesday, 28 April 2026

Town Hall
Darlington.

Membership

Councillors Ali, Allen, Anderson, Bartch, Beckett, Cossins, Durham, Haszeldine, Holroyd, Kane, Laing, Lawley, 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 James McAllister, 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: james.mcallister@darlington.gov.uk or telephone 01325 403122