

PLANNING APPLICATIONS COMMITTEE

Wednesday, 6 May 2026

PRESENT – Councillors Haszeldine (Chair), Ali, Anderson, Beckett, Cossins, Durham, Holroyd, Kane, Laing, Lawley, McCollom and Tostevin

APOLOGIES – Councillor Allen

ABSENT – Councillor Bartch

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)

PA69 DECLARATIONS OF INTEREST

Councillor McCollom declared a non-pecuniary interest in Minute PA71(1) (Ref No. 25/00332/RM1). There were no further declarations of interest reported at the meeting.

PA70 TO APPROVE OF THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 11 MARCH 2026

RESOLVED – That the Minutes of this Committee held on 11 March 2026 be approved as a correct record.

PA71 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) BURTREE GARDEN VILLAGE PHASE 1, BURTREE LANE, DARLINGTON

25/00332/RM1 - Application for reserved matters approval relating to access (secondary), appearance, landscaping, layout, and scale for the erection of 130 No. dwellings (Use Class C3) and associated infrastructure, parking and landscaping relating to Cells L, M and O within Burtree Garden Village (Phase 1) (hybrid planning permission 22/01342/FULE dated 31 January 2025) (Amended Description).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Ecology Officer, Highway Engineer, Public Rights of Way Officer, Environmental Health Officer, Flood and Drainage Engineer, Whessoe Parish Council, the Environment Agency, National Highways, Northumbrian Water and Northern Gas Networks and the Applicant, whom the Committee heard).

RESOLVED – That approval be granted subject to the following planning conditions:

1. Unless otherwise confirmed in writing by the Local Planning Authority, the development hereby approved should be carried out in accordance with the following plans:

- Drawing Number HBE2020-011-SL Rev AG – Site Layout (Means of Enclosure)
- Drawing Number HBE2020-011-SL Rev AF – Site Layout
- Drawing Number BEE PD 00 The Beech
- Drawing Number CLO PD 00 The Clover M4 (1)
- Drawing Number CLO 05 The Clover M4 (1)
- Drawing Number DA PD 00 The Daisy
- Drawing Number DA PD 05 The Daisy
- Drawing Number FOX PD 00 The Foxglove M4 (1)
- Drawing Number FOX PD 05 The Foxglove M4 (1)
- Drawing Number HOL S 05 The Holly M4 (1)
- Drawing Number HOL PD 00 The Holly M4 (1)
- Drawing Number JA PD 00 The Jasmine M4 (1)
- Drawing Number JA S 05 The Jasmine M4 (1)
- Drawing Number MAG PD 00 The Magnolia
- Drawing Number MAG PD 05 NDSS & M4(2) Compliance Ground Floor Plan
- Drawing Number ORC PD 00 The Orchid
- Drawing Number ORC PD 05 Rev A NDSS & M4(2) Compliance Ground Floor Plan
- Drawing Number PAL PD 00 The Palm Tax Door
- Drawing Number PAL PD 05 Rev B NDSS & M4(2) Compliance Ground Floor Plan
- Drawing Number RED PD 05 NDSS & M4(3) Compliance Ground Floor Plan
- Drawing Number RED-PD-10 NDSS & M4(3) Compliance First Floor Plan
- Drawing Number RA-PD-00 The Rosemary M4(1)
- Drawing Number RA-S-05 M4(1) Compliance Plan
- Drawing Number SUN-PD-00 The Sunflower M4(1)
- Drawing Number SUN-S-05 M4(1) Compliance Plan
- Drawing Number WIL-PD-00 Rev B The Willow
- Drawing Number WIL-PD-05 NDSS & M4(2) Compliance Ground Floor Plan
- Drawing Number XX XX GA 3010 Rev P12 – Street Scene L Elevation
- Drawing Number XX XX GA 3020 Rev P10 – Street Scene M Elevation
- Drawing Number QD2392 03 01 Rev A Overall Engineering Layout
- Drawing Number QD2392 04 01 Rev A External Levels Layout Cell O
- Drawing Number QD2392 04 02 Rev A External Levels Layout Cell L
- Drawing Number QD2392 04 03 Rev A External Levels Layout Cell M
- Drawing Number QD2392 05 01 Rev A Longsections Cell O
- Drawing Number QD2392 05 02 Rev A Longsections Cell L
- Drawing Number QD2392 05 03 Rev A Longsections Cell M
- Drawing Number HBE2020-011-VIS Rev A Visibility Splays
- Drawing Number HBE2020-011-S38 Rev B Section 38 Coloured Plan
- Drawing Number HBE2020-011-ED Enclosure Details
- Drawing Number HBE2020-011-HRCP Rev B Householder Refuse Collection Points
- Drawing Number HBE2020-011-PV Rev B PV Location Plan
- Drawing Number HBE2020-011-RPP Rev B Road Phasing Plan
- Drawing Number HBE2020-011-EV Rev E Electric Vehicle Charger Layout
- Drawing Number HBE2020-011-MVP Rev E Movement Plan

- Drawing Number HBE2020-011-SST Rev B Safe Routes to School
- Drawing Number HBE2020-011-BBL Rev G Bat and Bird Box Location
- Drawing Number HBE2020-011-POS Rev F POS/MC Plan
- Drawing Number HBE2020-011-MF Rev M Materials Finish Layout
- Drawing Number 415.065301.00001-ARB-D-001 Rev A Tree Protection Plan
- Drawing Number 415.065301.00001-ARB-D-001 Rev A Tree Protection Plan
- Drawing Number DRL-GD-001 Rev B Single Garage Design
- Drawing Number DRL-GD-002 Rev E Double Garage Design
- Drawing Number DRL-GD-004 Rev F Twin Garage Design
- Drawing Number EH-SCL-001 Standard Compound Detail
- Drawing Number BGV-RAW-001 Rev B Site Location
- Drawing Number ELD PD 05 NDSS & M4(2) Compliance Ground Floor Plan
- Drawing Number ELD PD 10 NDSS & M4(2) Compliance First Floor Plan
- Drawing Number MAG PD 10 NDSS & M4(2) Compliance First Floor Plan
- Drawing Number MAG PD 05 NDSS & M4(2) Compliance Ground Floor Plan
- Drawing Number RED PD 05 NDSS & M4(3) Compliance Ground Floor Plan
- Drawing Number RED PD 10 NDSS & M4(3) Compliance First Floor Plan
- Drawing Number WIL PD 10 Rev B NDSS & M4(2) Compliance First Floor Plan
- Drawing Number WIL PD 05 NDSS & M4(2) Compliance Ground Floor Plan
- Drawing Number LD11006-001 Rev H Landscape Strategy
- Drawing Number LD11006-002 Rev G Detailed Planting Plan Sheet 1 of 2
- Drawing Number LD11006-002 Rev F Detailed Planting Plan Sheet 2 of 2
- Drawing Number NT15003-128 Rev H Detailed Landscape PROW Plan
- Drawing Entitled Material Finish 1
- Drawing Entitled Material Finish 2
- Drawing Entitled Material Finish 3
- Drawing Entitled Material Finish 4
- Drawing Entitled Parking Schedule

REASON - To ensure the development is carried out in accordance with the planning approval.

2. Notwithstanding the details shown on the approved plans and in the event of overhead powerlines not being grounded, no dwelling shall be constructed on Plot 68 until the precise details of dwelling, including house type, materials and position within the Plot have been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in complete accordance with the approved details. For the avoidance of doubt, if the overhead powerlines are grounded, the dwelling on Plot 68 shall continue to be built in complete accordance with the approved plans listed in Condition 1.

REASON – The dwelling on Plot 68 is currently shown in a location encroaching the easement of the existing overhead electricity lines and there may be a requirement to amend the position and house type on Plot 68 in the event the powerlines are not being placed underground.

PA72 NOTIFICATION OF APPEALS -

The Executive Director, Economy and Public Protection reported that :-

- 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).

RESOLVED – That the report be received.

PA73 NOTIFICATION OF DECISION ON APPEALS

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

- 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).

RESOLVED – That the report be received.

PA74 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.

PA75 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 17 APRIL 2026 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA68/Mar/2026, the Executive Director, Economy and Public Protection submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 17 April 2026.

RESOLVED - That the report be noted.