



Planning Applications Committee Agenda

1.30 pm Wednesday, 3 June 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 6 May 2026 (Pages 5 - 10)
4. Introduction to Procedure by the Assistant Director, Law and Governance's Representative (Pages 11 - 12)
5. Applications for Planning Permission and Other Consents under the Town and Country Planning Act and Associated Legislation (Pages 13 - 14)
 - (a) Parcel Mp8 (South) & Mp9, Site At Mount Pleasant Farm, Newton Lane, Darlington, DL2 2GR (Pages 15 - 28)
 - (b) Ice Flower Court, Site At Mount Pleasant Farm And Stag House Farm, Newton Lane, Darlington (Pages 29 - 40)
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 of Economy and Public Protection will report that the Inspectors appointed by the Secretary of State for the Environment have: -
- (a)** Dismissed the appeal by Miss Helen Dixon against this authority's decision to refuse permission for Application submitted under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 6 (opening hours) attached to planning permission 23/01123/FUL dated 18 January 24 (Construction of a detached building in the rear garden for use as a Pilates reformer studio) to amend the opening hours to 6.00am to 8.00pm Monday to Friday; 7:00am to 2.00pm on a Saturday with no opening on a Sunday or Bank Holidays at 62 Baydale Road, Darlington, DL3 8JU (25/01027/FUL) (copy of Inspector's decision enclosed).
 - (b)** Allowed the appeal by Mr Kosrat Chawshin against this authority's decision to refuse permission for Installation of external roller shutters to 2 no. windows and front entrance door (Retrospective Application) at Kos's Barbers Ltd, 142 North Road, Darlington, DL1 2EJ (25/01142/FUL) (copy of Inspector's decision enclosed).
 - (c)** Dismissed the appeal by Mr Kosrat Chawshin against this authority's decision to refuse permission for Display of 3 no. internally illuminated fascia signs, internally illuminated projecting signs and barber poles (Retrospective Application) (Amended Description)) at Kos's Barbers Ltd, 142 North Road, Darlington, DL1 2EJ (25/01144/ADV) (copy of Inspector's decision enclosed).
 - (d)** Dismissed the appeal by Mr Martin Brown 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) (copy of Inspector's decision enclosed).
 - (e)** Dismissed the appeal by Mr Martin Brown 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 East Of Dolphin Centre, Horsemarket, Darlington, DL1 5RP (25/01104/ADV) (copy of Inspector's decision enclosed).
 - (f)** Allowed the appeal by Mr Martin Brown 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) (copy of Inspector's decision enclosed).
 - (g)** Allowed the appeal by Mr Martin Brown 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 Outside 214 Northgate, Darlington, DL1 1RB

(25/01106/ADV) (copy of Inspector's decision enclosed).

(h) Recommended – That the reports be received.

(Pages 41 - 66)

9. Notification of Appeals - –

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

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 22 May 2026 (Exclusion Paragraph No. 7) –
Report of Executive Director, Economy and Public Protection
(Pages 67 - 78)

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. Wennington', with a horizontal line underneath.

Amy Wennington
Assistant Director Law and Governance

Tuesday, 26 May 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