

PLANNING APPLICATIONS COMMITTEE

Wednesday, 3 June 2026

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

APOLOGIES – Councillors Durham and Kane.

OFFICERS IN ATTENDANCE – Lisa Hutchinson (Interim Head of Planning Development Management), Andrew Errington (Lawyer (Planning)), Nikita Josan (Legal and Land Charges Assistant), James McAllister (Democratic Officer) and David Hand (Head of Service for Planning Policy, Economic Strategy and Environment).

PA1 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA2 TO APPROVE OF THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 6 MAY 2026

RESOLVED – That the Minutes of this Committee held on 6 May 2026 be approved as a correct record.

PA3 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) PARCEL MP8 (SOUTH) & MP9, SITE AT MOUNT PLEASANT FARM, NEWTON LANE, DARLINGTON, DL2 2GR

25/01206/FUL - Application submitted under Section 73 of the Town & Country Planning Act 1990 for the variation of condition 1 (approved plans) attached to planning permission 21/01111/RM1 dated 09 June 2023 (Application for reserved matters approval relating to access, layout, scale, appearance & landscaping attached to outline planning permission 15/00450/OUT dated 31/10/2018 (Outline application for residential development comprising approximately 1200 dwellings, residential and link roads, public open space, landscaping and drainage works together with education and playing fields) for the erection of 72 no. dwellings with associated landscaping and infrastructure) to permit an update to the site boundary, for the removal of plots MP9.20/21/22/23/24/25/26/27/41/42/43. House type changes for plots MP8S.1/2/3/23, MP9.13/15/16/17/18/19/37/38/39/40 and the addition of plots MP8.28/29/30/31/32/33/34 (amended description)

(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, the Applicant and an Objector, whom the Committee heard).

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

- Drawing Number A200 B MP9 Bridleway Detail Plan
- Drawing Number P500 Rev A Bridleway Section

- Drawing Number 2021/MP8/P2829 Rev B Plot 28,29 Elevation
- Drawing Number 2021/MP8/P2829 Rev B Plot 28, 29 Plan 1
- Drawing Number 2021/MP8/P2829 Rev B Plot 28, 29 Plan 2
- Drawing Number 2021/MP8/P30 Rev B Plot 30 Elevations
- Drawing Number 2021/MP8/P30 Rev B Plot 31 Plans 1
- Drawing Number 2021/MP8/P30 Rev B Plot 30 Plans 2
- Drawing Number A006 Rev J MP8 & 9 Proposed Site Plan
- Drawing Number A007 Rev C MP 8 & 9 Proposed Unit Types
- Drawing Number A015 Rev E MP8 & 9 Boundary Types
- Drawing Number A025 Rev C MP8 & 9 Landscape Strategy and Site Plan
- Drawing Number 2021/MP8/P31 Rev B Plot 31 Elevations
- Drawing Number 2021/MP8/P31 Rev B Plot 31 Plan 1
- Drawing Number 2021/MP8/P31 Rev B Plot 31 Plan 2
- Drawing Number 2021/MP8/P32 Rev B Plot 32 Plans 2
- Drawing Number 2021/MP8/P32 Rev B Plot 32 Plans 1
- Drawing Number 2021/MP8/P33 Rev B Plot 33 Elevations
- Drawing Number 2021/MP8/P33 Ref B Plot 33 Plan
- Drawing Number 2021/MP8/P34 Rev B Plot 34 Elevation
- Drawing Number 2021/MP8/P34 Rev B Plot 34 Plan
- Drawing Number 2021/MP9/P15 Rev B Plot 15 Elevation
- Drawing Number 2021/MP9/P15 Rev B Plot 15 Plans
- Drawing Number 2021/MP9/P16 Rev B Plot 16 Elevation
- Drawing Number 2021/MP9/P16 Rev B Plot 16 Plans
- Drawing Number 2021/MP9/P17 Rev B Plot 17 Elevation
- Drawing Number 2021/MP9/P17 Rev B Plot 17 Plans
- Drawing Number 2021/MP8S/P1 Rev A Plot 1 Elevation
- Drawing Number 2021/MP8S/P1 Rev A Plot 1 Plans 1
- Drawing Number 2021/MP8S/P1 Rev A Plot 1 Plans 2
- Drawing Number 2021/MP8S/P2 Rev A Plot 2 Elevation
- Drawing Number 2021/MP8S/P2 Rev A Plot 2 Plans
- Drawing Number 2021/MP8S/P23 Rev B Plot 23 Elevation
- Drawing Number 2021/MP8S/P23 Rev B Plot 23 Plans
- Drawing Number 2021/MP8S/P3 Rev B Plot 3 Elevations
- Drawing Number 2021/MP8S/P3 Rev B Plot 3 Plans
- Drawing Number 2021/MP8S/P13 Rev B Plot 13 Elevations
- Drawing Number 2021/MP8S/P13 Rev B Plot 13 Plans
- Drawing Number 2021/MP8S/P18 Rev A Plot 18 Elevations
- Drawing Number 2021/MP8S/P18 Rev B Plot 18 Plans
- Drawing Number 2021/MP8S/P19 Rev A Plot 19 Elevations
- Drawing Number 2021/MP8S/P19 Rev A Plot 19 Plans
- Drawing Number 2021/MP9/P37383940 Rev A Plot 37, 38, 39 & 40 Elevations
- Drawing Number 2021/MP9/P37383940 Rev A Plot 37, 38, 39 & 40 Plans
- Drawing Number 2012/MP9/P47 Rev A Plot 47 Elevation
- Drawing Number 2012/MP9/P47 Rev A Plot 47 Plan

REASON – To ensure the development is carried out in accordance with the planning permission.

2. Notwithstanding the details shown on the approved plans, every dwelling which has a

garage or dedicated marked out car parking space within its curtilage shall include an electrical socket suitable for charging electric vehicles (minimum single 13 amp socket)

REASON - To accord with Policy IN4 of the Darlington Local Plan 2016 – 2036

3. The development hereby approved shall provide suitable broadband infrastructure, ducting and connectivity

REASON - To accord with policy IN8 of the Darlington Local Plan 2016 – 2036

PA4 ICE FLOWER COURT, SITE AT MOUNT PLEASANT FARM AND STAG HOUSE FARM, NEWTON LANE, DARLINGTON

25/01397/RM1 - Application for reserved matters approval relating to access, layout, scale, appearance & landscaping attached to outline planning permission 15/00450/OUT dated 31/10/2018 (Outline application for residential development comprising approximately 1200 dwellings, residential and link roads, public open space, landscaping and drainage works together with education and playing fields) for the erection of 24 no. residential apartments with associated landscaping and infrastructure.

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Environmental Health Officer, Highways Engineer and Ecology Officer, Northumbrian Water, Durham County Council's Archaeology Team, the Applicant and an Object, whom the committee heard.)

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

- a) Drawing Number 21-001 A005 P5 – Site Plan
- b) Drawing Number 21-001 A015 P2 – Landscape and Boundary Strategy
- c) Drawing Number 21-001 A200 P7 – Proposed Ground Floor
- d) Drawing Number 21-001 A201 P7 – Proposed First Floor
- e) Drawing Number 21-001 A202 P7 – Proposed Second Floor
- f) Drawing Number 21-001 A203 P2 – Proposed Roof Plan
- g) Drawing Number 21-001 A300 P5 – Southeast and West Elevation
- h) Drawing Number 21-001 A301 P5 – Northwest and East Elevation
- i) Drawing Number 21-001 A001 P3 – Location Plan

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

2. The building hereby approved shall not be constructed above damp-proof course until precise details of all external materials to be used in the construction of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.

REASON – In the interests of the visual appearance of the development

PA5 NOTIFICATION OF DECISION ON APPEALS -

The Executive Director of Economy and Public Protection reported 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).

RESOLVED – That the reports be received.

There was no Notification of Appeals reported at this meeting.

PA7 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.

PA8 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 22 MAY 2026 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA75, the Executive Director, Economy and Public Protection submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 22nd May 2026.

RESOLVED - That the report be noted.