

PLANNING APPLICATIONS COMMITTEE

Wednesday, 1 July 2026

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

APOLOGIES – Councillors Bartch, Cossins and Lawley,

ABSENT – Councillors

ALSO IN ATTENDANCE – Councillors

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

PA9 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA10 TO APPROVE OF THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 3 JUNE 2026

RESOLVED – That the Minutes of this Committee held on 3 June 2026 be approved as a correct record.

PA11 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

PA12 2 RABY CHASE, SUMMERHOUSE, DARLINGTON.

26/00426/FUL - Replace existing post and rail timber fence and gate with 1.8m high close boarded timber fence and gate on east boundary.

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highway Engineer, Ecologist, Summerhouse Parish Council, the Applicant and an Objector, whom the committee heard.)

RESOLVED: That planning permission be granted subject to the following conditions:

1. Time Limit.

The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission.

Reason: To accord with the provisions of Section 91(1) of the Town and Country

Planning Act, 1990 (as amended).

2. Approved Plans.

The development hereby permitted shall be carried out in accordance with the approved plan, drawing number AFR/P1528/D1 REV B (date received 17.06.2026).

Reason: To ensure the development is carried out in accordance with the planning permission.

3. Fence Colour.

The hereby approved timber fence and gate, shall either weather naturally or be stained / painted a brown colour, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a satisfactory form of development.

4. Wildlife Access.

The hedgehog highway and amphibian access as demonstrated on drawing AFR/P1528/D1 REV B (date received 17.06.2026), shall be implemented in full and shall be retained thereafter for the lifetime of the development.

Reason: To conserve protected species and their habitats, in accordance with local policy ENV7 as well as the National Planning Policy Framework.

PA13 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 dismissed the appeal by Ardent Land Limited 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).

PA14 NOTIFICATION OF APPEALS -

(a) JCDecaux has appealed against this Authority's decision to refuse permission for the Installation of 1 No. multi functioning hub incorporating 1.9 m internally illuminated LCD advert screen to one side and defibrillator to other side at Pavement Outside 5 Tubwell Row, Darlington (Ref No 25/00450/FUL).

(b) JCDecaux has appealed against this Authority's decision to refuse permission for the Installation of 1 No. multi functioning hub incorporating integral advertisement display

screen to one side and defibrillator to other side at Pavement Outside 38 Northgate, Darlington (Ref No 25/00452/FUL).

(c) JCDecaux has appealed against this Authority's decision to refuse permission for the Installation of 1 No. multi functioning hub incorporating internally illuminated LCD advert screen to one side and defibrillator to other side at Pavement Outside 41-45 Northgate, Darlington (Ref No 25/00653/FUL).

(d) JCDecaux has appealed against this Authority's decision to refuse permission for the Installation of 1 No. multi functioning hub incorporating internally illuminated LCD advert screen to one side and defibrillator to other side at Pavement Outside 4 Northgate, Darlington (Ref No 25/00655/FUL).

(e) JCDecaux has appealed against this Authority's decision to refuse permission for the Installation of 1 No. multi functioning hub incorporating internally illuminated LCD advert screen to one side and defibrillator to other side at Pavement outside Santander, Bondgate, Darlington (Ref No 25/00657/FUL).

PA15 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.

PA16 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 22 JUNE 2026 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA8/May/2026, the Executive Director, Economy and Public Protection submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 22 June 2026.

RESOLVED - That the report be noted.