

PLANNING APPLICATIONS COMMITTEE

Wednesday, 2 September 2020

PRESENT – Councillors Mrs D Jones (Chair), Allen, Clarke, Cossins, Heslop, C L B Hughes, Johnson, Keir, Lee, Marshall, McCollom, Tait and Wallis.

APOLOGIES – Councillors Lister and Tostevin.

OFFICERS IN ATTENDANCE – Dave Coates (Head of Planning, Development and Environmental Health), Arthur Howson (Engineer (Traffic Management)), Andrew Errington (Lawyer (Planning)), Lisa Hutchinson (Principal Planning Officer) and Paul Dalton (Elections Officer).

PA26 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA27 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 5 AUGUST 2020

RESOLVED – That the Minutes of this Committee held on 5 August 2020 be approved as a correct record.

PA28 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

A3	<p>Implementation Limit (Three Years) The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission.</p> <p>Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.</p>
B4a	<p>The materials used in the external surfaces of the extension hereby permitted shall match those used on the existing building.</p> <p>Reason - In the interests of maintaining the visual amenity of the development in accordance with the requirements of Policy H12 of the Borough of Darlington Local Plan 1997.</p>

PA29 9 GRANGESIDE, REDWORTH

20/00386/FUL – Erection of a single storey extension with pitched roof to the front elevation and a single storey extension to the rear elevation, alterations to windows and doors, removal of shed and decking and creation of level access to front, side and rear of property.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), and three letters of objection).

RESOLVED – That Planning Permission be granted subject to the following conditions:

1. A3 Implementation Limit (3 years)
2. B4a (Materials)
3. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:
 - 6620 – 00 Rev A – Existing Site Plan
 - 6620 – 01 Rev B – Existing Layout
 - 6620 – 02 Rev A – Existing East and West Elevations
 - 6620 – 03 Rev A – Existing North and South Elevations
 - 6620 – 04 Rev A – Existing Block Plan showing Topography
 - 6620 – 21 Rev F – Proposed Layout
 - 6620 – 22 Rev E – Proposed East and West Elevations
 - 6620 – 23 Rev E – Proposed North and South Elevations
 - 6620 – 24 Rev D – Proposed Block Plan showing Topography

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

PA30 PROSPECT HOUSE, MIDDLETON ROAD, SADBERGE

20/00154/FUL – Demolition of existing conservatory and erection of two storey rear extension, erection of canopy over patio, alterations to rear porch roof and insertion of sun tube to main rear roof, demolition of outbuilding and erection of single storey annexe with mezzanine level (as amended by plans received 09.07.20).

(NOTE: This item was withdrawn from the Agenda at the outset of the meeting).

PA31 182 NORTHGATE, DARLINGTON

20/00266/FUL – Conversion of building to provide 2 No. retail units (Use Class A1) and 24 No. apartments (Use Class C3) including demolition of delivery/goods bay to rear, erection of second floor extension incorporating mezzanine floor and pitched roof, creation of external amenity areas, cladding to elevations, bin storage, cycle provision, retail storage, access and delivery area and associated internal and external alterations.

(In consideration of this item, the Committee took into consideration the Planning Officer's report (previously circulated), the concerns of the Conservation Officer, five letters of objection, including one objection from the Friends of Stockton and Darlington Railway, one letter of support from the Campaign to Protect Rural England, and responses to questions asked by Members of the Applicant's Agent during the meeting.)

Councillor Johnson moved that the Officers recommendation contained within the report be approved, which was duly seconded.

Councillor Wallis moved the following Amendment, which was seconded by Councillor McCollom:

‘That Planning Permission be refused as the proposed development of this site by reason of its design and physical appearance would have a detrimental impact on the character and appearance of the Northgate Conservation Area and the setting of adjacent Grade II listed buildings, contrary to Policies CS2 and CS14 of the Darlington Core Strategy Development Plan Document, 2011.’

The Amendment was put to the meeting and was carried, and in doing so became the Substantive Motion.

The Substantive Motion was then put to the meeting, and fell.

RESOLVED – No decision was made, and therefore the item was deferred to the next meeting of the Planning Applications Committee.

PA32 LAND TO EAST OF 15 HIGH ROAD, REDWORTH

200/00510/FUL – Change of use of land from open space to car parking area for 3 No. cars and installation of parking grids (Retrospective Application) (Additional Plan received 19 August 2020).

(In reaching its decision, the Committee took into consideration the Planning Officer’s report, four letters of objection, four letters of support, and responses to questions asked by Members of the Applicant during the meeting.)

RESOLVED –

1. A3 – Implementation Period (Three Years)
2. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below:
 - a) Drawing Number No 1 Proposed Eco Parking Grids for 15 High Road, Redworth

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

PA33 NOTIFICATION OF DECISION ON APPEALS

The Director of Economic Growth and Neighbourhood Services reported that, Inspectors, appointed by the Secretary of State for the Environment, had :-

Dismissed the appeal by Mr S Chivers against this Authority’s decision to refuse permission for an outline application for residential development comprising up 9 No. dwellings with all matters reserved except for means of access at land at

Cobby Castle Lane, Bishopton (19/01191/OUT)

Dismissed the appeal by Mr Stephen Sanderson has appealed against this Authority's decision to refuse permission for outline application for erection of 5 no. dwellings (with all matters reserved) at Land North West of New Lane, New Lane, Neasham, Darlington DL2 1QR (19/00834/OUT)

RESOLVED – That the report be received.

PA34 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.

PA35 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 19 AUGUST 2020 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA25/Aug/2020, the Director of Economic Growth and Neighbourhood Services submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 19 August 2020.

RESOLVED - That the report be noted.