

PLANNING APPLICATIONS COMMITTEE

Wednesday, 25 November 2020

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

OFFICERS IN ATTENDANCE – Dave Coates (Head of Planning, Development and Environmental Health), Andrew Errington (Lawyer (Planning)) and Paul Dalton (Elections Officer)

PA53 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA54 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 28 OCTOBER 2020

RESOLVED – That the Minutes of this Committee held on 28 October 2020 be approved as a correct record.

PA55 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>
A5	<p>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 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990.</p>
PL	<p>The development hereby permitted shall be carried out in accordance with the approved plan(s) as detailed below, ^IN;</p> <p>Reason - To define the consent.</p>

PA56 THE HALL DINSDALE PARK, MIDDLETON ST GEORGE, DARLINGTON, DL2 1UB

20/00513/FUL – Formation of hard landscaping to unit 4 & 5 including erection of stone walls, steps, paving and creation of 2. no car parking spaces to unit 4, erection of 1.8m wall and gates to units 4 and 5 and erection of 800mm wall to the southern boundary of unit 4 (Amended description).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), eight letters of objection received, two petitions which included 16 and 20 signatures respectively, the views of the Ward Councillor whom the Committee heard, and the responses to questions asked by Members of the Applicant's Agent, who was in attendance at the meeting).

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

1. A3 (Standard 3-year time limit)
2. PL (Accordance with Plan)
10 Site Location Plan
11 Landscaping proposed site plan
12 Landscaping elevations
02 Proposed site and Ground Floor plan
3. Construction work shall not take place outside the hours of 08.00 – 18.00 Monday to Friday, 08.00 – 13.00 Saturday with no working on a Sunday or Bank/Public Holidays without the prior written permission of the Local Planning Authority.

REASON – In the interest of residential amenity

4. The following details shall be submitted to and approved in writing by, the Local Planning Authority, prior to the works commencing on each element:
 - a) Details of bricks, mortar mix and coping stones to walls;
 - b) Details of paving stones;
 - c) Details of gates;
 - d) Details of method of damp proofing in the area marked on drawing No. 02 as 'drained tanking system'.

The development shall not be carried out otherwise than in complete accordance with the approved details.

REASON – In the interests of preserving the special historic or architectural interest of this Grade II listed building to comply with Policy CS14.

PA57 THE HALL DINSDALE PARK, MIDDLETON ST GEORGE, DARLINGTON DL2 1UB

20/00439/LBC - Formation of hard landscaping to unit 4 & 5 including erection of stone walls, steps, paving and creation of 2. no car parking spaces to unit 4, erection of 1.8m wall and gates to units 4 and 5 and erection of 800mm wall to the southern boundary of unit 4 (Amended description).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), eight letters of objection received, two petitions which included 16 and 20 signatures respectively, and the views of the Ward Councillor whom the Committee heard).

RESOLVED – That Listed Building Consent be granted subject to the following conditions:

1. A5 (Standard 3-year time limit – listed buildings)
2. PL 00 (Accordance with Plans)
10 Site Location Plan
11 Landscaping proposed site plan
12 Landscaping elevations
02 Proposed site and Ground Floor plan
3. The following details shall be submitted to and approved in writing by, the Local Planning Authority, prior to the works commencing on each element:
 - a) Details of bricks, mortar mix and coping stones to walls;
 - b) Details of paving stones;
 - c) Details of gates;
 - d) Details of method of damp proofing in the area marked on drawing No. 02 as 'drained tanking system'.

The development shall not be carried out otherwise than in complete accordance with the approved details.

REASON – In the interests of preserving the special historic or architectural interest of this Grade II listed building to comply with Policy CS14.

PA58 NOTIFICATION OF DECISION ON APPEALS

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

Dismissed the appeal by Mr Waistell against this Authority's decision to refuse consent to undertake work to a tree protected by a Tree Preservation Order. 47 Blackwell Lane, Darlington, DL3 8QF (20/00022/TF)

RESOLVED – That the report be received.

PA59 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.

PA60 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 13 NOVEMBER 2020 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA52/Oct/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 13 November 2020.

RESOLVED - That the report be noted.