

PLANNING APPLICATIONS COMMITTEE

17 October 2018

PRESENT – Councillor Baldwin (in the Chair); Councillors Galletley, Heslop, Johnson, Knowles, Lee, Lister, Lyonette, Storr, C Taylor, J Taylor and Tostevin. (12)

APOLOGIES – Councillor Kelley. (1)

ABSENT –

ALSO IN ATTENDANCE – Councillor Crudass.

OFFICERS – Dave Coates, Head of Planning, Development Management and Environmental Health, Arthur Howson, Engineer, within Services for Economic Growth and Neighbourhood Services and Andrew Errington, Lawyer (Planning) within the Resources Group. (3)

PA33. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA34. MINUTES OF MEETINGS – Submitted – The Minutes (previously circulated) of the meeting of this Committee held on 19 September 2018.

RESOLVED – That the Minutes be approved as a correct record.

NOTE - APPLICATIONS FOR PLANNING PERMISSION – The following standard conditions are referred to in those Minutes granting permission or consent:-

Code No.	Conditions
A3	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. Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
A5	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 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

PA35. APPLICATION FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

18/00576/RM1 - Land to the rear of 21 Roundhill Road, Hurworth. Approval of details of appearance, landscaping, layout and scale for erection of 3 No. detached dwellings attached to outline planning permission 16/00989/OUT dated 12 May 2017 (erection of 3 No. detached dwellings) (as amended by plans received 17 July 2018, 25 July 2018 and 24th August 2018).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the views of the applicant's agent and two objectors, both of whom Members heard).

RESOLVED - That reserved matters relating to appearance, landscaping, layout and scale be approved subject to the following condition :-

The development hereby permitted shall be carried out in accordance with the approved plan, as detailed below:

Drawing Number PR101 Rev B Proposal Plans & Elevations

Drawing Number PR201 Rev A Proposal Plans & Elevations

Drawing Number PR301 Rev A Proposal Plans & Elevations

Drawing Number PR01 Rev B Proposed Site Plans, Street Elevations & Reserved Matters Details

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

(2) Conservation Area Consent - Granted

18/00577/CU - Raby Hunt Inn, Darlington. Change of use of the adjoining dwelling to create two bedrooms to accommodate diners, plus various internal works.

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the views of the applicant, three objectors and the views of one of the Ward Councillors, all of whom Members heard).

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

1. A3-Implementation Limit.
2. The development shall be carried out in complete accordance with the approved plan(s) as detailed below:

P-011 Revision P

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason - In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

3. No noise emitting fans, louvres, ducts or other external plant associated with this permission shall be installed until a scheme to reduce noise and vibration has been submitted and approved by the Local Planning Authority.
Reason – In the interests of residential amenity.
4. Before the converted garage is brought into use, details shall be submitted to, and approved in writing by, the Local Planning Authority and thereafter implemented, regarding noise attenuation within the garage rear and front internal works.
Reason – To protect the residential amenity of occupiers of neighbouring properties.
5. The rear store, the subject of this change of use shall be locked outside of the hours 7.00 a.m. to midnight.
Reason – To protect the residential amenity of occupiers of neighbouring properties.
6. Before the converted garage is brought into use, the gates and boundary wall as granted permission within 17/00712/FUL shall be constructed to the satisfactions of the Local Planning Authority and remain in perpetuity. They shall be closed when not in use.
Reason – To protect the residential amenity of occupiers of neighbouring properties.
7. The bedrooms, the subject of this permission, shall not be let separately, other than to those dining at the restaurant.
Reason – To avoid additional parking congestion within the village in the interests of the amenities of local residents.

(3) Listed Building Consent - Granted

18/00578/LBC - Raby Hunt Inn, Darlington. Change of use of the adjoining dwelling to create two bedrooms to accommodate diners, plus various internal works.

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

RESOLVED – That listed building consent be granted subject to the following conditions: -

1. A5 - Implementation Limit.
2. The development shall be carried out in complete accordance with the approved plan(s) as detailed below:
P-011 Revision P
Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.
Reason - In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.
3. Before development commences, full details of the proposed means of creating the opaque glazing shall be submitted to and approved in writing by the Local Planning Authority.
Reason – In the interests of the character of the Listed Building.

PA36. TREE PRESERVATION (NO. 4) ORDER 2018 – 55 SCHOOL STREET – With the prior approval of the Chair to the matter being treated as urgent to enable a decision to be made at an early date, the Director of Economic Growth and Environment submitted a report (previously circulated) advising Members of an objection which had been received to the making of a Tree Preservation Order in the rear garden of 55 School Street.

It was reported that, following the making of the Order which had been placed on one Ash tree (*Fraxinus Excelsior*) which it was felt made a valuable contribution to the amenity of the area and which appeared to be in a healthy and good condition, an objection had been received from the owners of 55 School Street.

In reaching its decision, the Committee took into account the views of the objector, whom Members heard).

RESOLVED – That Tree Preservation (No. 4) Order 2018 in respect of one Ash tree in the rear garden of 55 School Street be not confirmed.

PA37. NOTIFICATION OF APPEALS – The Director of Economic Growth and Neighbourhood Services reported that Mr D Betteridge had appealed against this Authority's decision to refuse planning permission for the demolition of existing garage and erection of detached bungalow, detached single garage and detached single garage for main dwelling at 8 Lazenby Close, Darlington (Ref No. 18./00047/FUL).

RESOLVED - That the report be received.

PA38. NOTIFICATION OF DECISIONS ON APPEALS – The Director of Economic Growth reported that Inspectors, appointed by the Secretary of State for the Environment, had :

- (a) dismissed the appeal by Messrs Lee, Tyers and Hartley against this Authority's decision to refuse planning permission for change of use of land for the siting of 15 no. holiday chalets, with associated access, car parking and landscaping (additional transport statement received 29 August 2017 and additional supporting information received 29 September 2017) at land North east of Brickyard Farm, Neasham Road, Hurworth Moor, Darlington (Ref No. 17/00623/FUL); and
- (b) dismissed the appeal by Mr Anthony Vassiounis against this Authority's decision to refuse planning permission for demolition of existing triple garage and erection of single storey residential dwelling with parking area, new pedestrian access, street lighting and 1.8m high timber close-boarded fencing and gates (revised scheme) (Screening Assessment received 21 December 2017 and amended plan and additional Heritage Statement received 1 February 2018) at garages and garden to rear of 38 Langholm Crescent, Darlington (Ref No. 17/00945/FUL).

RESOLVED - That the report be received.

PA39. EXCLUSION OF THE PUBLIC - 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.

PA40. COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 3 OCTOBER 2018 (EXCLUSION NO. 7) - Pursuant to Minute PA32/Sep/18, the Director of Economic Growth and Neighbourhood Services submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 3 October 2018.

RESOLVED - That the report be noted.