

PLANNING APPLICATIONS COMMITTEE

Wednesday, 29 June 2022

PRESENT – Councillors Cossins, C L B Hughes, Johnson, Mrs D Jones, Laing, Lee, McCollom and Tait.

APOLOGIES – Councillors Allen, Bartch and Heslop.

ABSENT – Councillors Lister and Sowerby.

ALSO IN ATTENDANCE – Councillor Snedker.

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

PA1 APPOINTMENT OF CHAIR FOR THE PURPOSES OF THIS MEETING ONLY

RESOLVED – That Councillor Mrs. D. Jones be appointed Chair for the purposes of the meeting only.

PA2 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

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

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.
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PA4 QUEEN ELIZABETH SIXTH FORM COLLEGE, VANE TERRACE, DARLINGTON, DL3 7AU

21/01438/FUL – Erection of additional accommodation level above the existing two storey side extension (for existing students and a projected increase in students at the College from 2096 to 2329) comprising of 4 no. classrooms, 2 no. break out/other work areas, circulation spaces, storage and roof access and associated alterations (additional information and amended Travel Plan received 20 April 2022).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), 14 letters of objection received, the views of the Council's Environmental Health Officer, Highways Engineer, Travel Plan Officer and Sustainable Transport Officer, and the views of the Applicant and the Ward Councillor, whom the Committee heard).

NOTE: During discussion, the Principal for the Queen Elizabeth Sixth Form College indicated that he would be happy to enter into a unilateral undertaking to pay £25K to the Council for the provision of a crossing point at a location to be agreed on Stanhope Road North.

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

1. A3 – Implementation Limit (Three Years)
2. The development hereby permitted shall be carried out in accordance with the approved plans, as detailed below
 - a. Drawing Number 18457.103b Rev A – Elevations as Proposed
 - b. Drawing Number 18457.101 Floor Plans as Proposed
 - c. Drawing Number 18457.102 Roof Plan as Existing and Proposed
 - d. Drawing Number 18457.104 Cross Section as Existing and Proposed
 - e. Drawing Number 18457.105 Site Plan as Existing and Proposed Location Plan

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

3. Prior to the commencement of the development, a site-specific Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following, unless the Local Planning Authority dispenses with any requirement[s] specifically and in writing:
 - a) Dust Assessment Report which assesses the dust emission magnitude, the sensitivity of the area, risk of impacts and details of the dust control measures to be put in place during the construction phase of the development. The Dust Assessment Report shall take account of the guidance contained within the Institute of Air Quality Management “Guidance on the assessment of dust from demolition and construction” February 2014.
 - b) Methods for controlling noise and vibration during the demolition and construction phase and shall take account of the guidance contained within BS5228 “Code of Practice for noise and vibration control on construction and open sites”.
 - c) Construction Traffic Routes, including parking areas for staff and visitors.
 - d) Details of Contractor Parking and Compound
 - e) Pedestrian Routes
 - f) Details of wheel washing.
 - g) Road Maintenance.
 - h) Warning signage.

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

REASON - In the interests of highway safety and the amenity of the surrounding area.

4. Prior to the occupation of the proposed development, precise details of a scheme to

provide 15 staff parking spaces at appropriate locations to the college site shall be submitted to and agreed' in writing, by the Local Planning Authority. The agreed scheme shall be implemented prior to the occupation of the development and remain in situ during the lifetime of the development. The scheme may be amended by agreement in writing by the Local Planning Authority.

REASON - In the interests of highway safety and to increase parking provision for the College.

5. The development shall not be carried out otherwise than in accordance with the submitted and approved Travel Plan which is a long-term management strategy for the QE Sixth Form College site. The Plan shall be regularly reviewed and monitored for the lifetime of the Plan by the Queen Elizabeth Sixth Form College in conjunction with Darlington Borough Council to ensure it continues to achieve its objectives.

REASON - In order to minimise the negative impacts of traffic as result of the proposed development and facilitate and promote the use of alternative sustainable transport.