

PLANNING APPLICATIONS COMMITTEE

Wednesday, 7 September 2022

PRESENT – Councillors Allen, Bartch, Cossins, Heslop, C L B Hughes, Johnson, Mrs D Jones, Laing, Lee, McCollom, Sowerby and Tait

APOLOGIES – Councillors Lister.

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).

PA17 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA18 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 13 JULY 2022

RESOLVED – That the Minutes of this Committee held on 13 July 2022 be approved as a correct record.

PA19 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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PA20 LAND AT REAR OF HIGH STELL, MIDDLETON ST GEORGE, DARLINGTON (22/00503/FUL)

22/00503/FUL – Application submitted under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 2 (phasing) attached to planning permission 17/01151/RM1 dated 14 March 2018 (Reserved matters relating to details of access, appearance, landscaping, layout, and scale, for residential development of 198 no. dwellings pursuant to outline planning permission 15/00976/OUT dated 01 July 2016) to remove reference to the house build trigger point.

RESOLVED – That consideration the application be deferred to a future meeting of this Committee to enable a further Traffic Survey to be undertaken.

PA21 LAND AT REAR OF HIGH STELL, MIDDLETON ST GEORGE, DARLINGTON (22/00501/CON)

22/00501/CON - Part Approval of condition 9 (CMP) attached to planning permission 15/00976/OUT dated 01 July 2016 (Outline planning permission for residential development up to 200 dwellings including highway improvements, public open space, landscaping, and

associated works).

RESOLVED - That consideration the application be deferred to a future meeting of this Committee to enable a further Traffic Survey to be undertaken.

PA22 15 HIRST GROVE, DARLINGTON, DL1 4NX

22/00673/CU - Change of use from single dwelling (use class C3) to holiday lets/serviced accommodation for short and long term let (use class C1).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), seven letters of objection received, and the views of the Applicant, whom the Committee heard).

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

1. A3 Implementation Limit (3 years)
2. The development hereby permitted shall be carried out in accordance with the approved plan(s) as detailed below:

Site Location Plan
Appendix 3A Layout Plan

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

3. The property shall only be let as a single booking at any one time (also known as 'entire household let') with a maximum of six residents per booking, unless otherwise agreed in writing by the Local Planning Authority.

REASON – In the interests of residential amenity and highway safety.

4. The owners/operators of the accommodation shall maintain an up-to-date register of the details of all bookings made and shall make this information available at all reasonable times to the Local Planning Authority.

REASON - To allow records to be made available to assist in any monitoring of condition (3) of this planning permission).

PA23 NOTIFICATION OF DECISION ON APPEALS

The Chief Executive reported that the Inspectors appointed by the Secretary of State for the Environment had :-

Dismissed the appeal by DACR Design against this Authority's decision to refuse permission for the Demolition of garage block (four garages) and construction of 1 No. two bed residential dwelling (Class C3) incorporating the existing two storey dovecote, and the creation of a courtyard/garden at 63 Woodland Road, Darlington, DL3 7BQ (20/01213/FUL).

Dismissed the appeal by Mr William Gate against this Authority's decision to refuse permission for the change of use of land to Use Class B8 storage and/or distribution (noting this class includes open air storage) at Former Coal Depot Site Melland Street, DARLINGTON (21/00721/CU).

Allowed the appeal by Mr Donald Jones against this Authority's decision to refuse consent for the felling of 1 no. pine tree (T1) protected under group Tree Preservation Order (No3) 1962 G1at 225 Carmel Road North, Darlington, DL3 9TF (21/00497/TF).

Dismissed the appeal by CK Hutchison Networks (UK) Ltd against this Authority's decision to refuse prior approval for the installation of 5G telecoms equipment including 15m high slim-line Phase 8 H3G street pole c/w wrap around cabinet, 3 no. cabinets and ancillary work at Land Adjacent to Albert Hill Roundabout, Darlington DL1 1JL (21/01189/PA).

RESOLVED – That the report be received.

PA24 NOTIFICATION OF APPEALS

The Chief Executive reported that :-

Mr Sharif Hunashi had appealed against this Authority's decision to refuse permission for Erection of 1.9 m fence to front and side, behind existing 65 cm wall at L51 Neville Road, Darlington, DL3 8HZ (22/00437/FUL).

Town & Country Advertising Limited had appealed against this Authority's decision to refuse permission for Display of 2 no. internally illuminated LED digital display sign boards at Land at Former Dainton Business Park, Yarm Road, DARLINGTON (22/00398/ADV)

Mr and Mrs Brunton had appealed against this Authority's decision to refuse permission for Works to 1 no. Ash protected by Tree Preservation Order 1986 (No.4) - prune back over hanging branches to clear telephone wires and house at Garden Cottage, Low Middleton Hall, Low Middleton, Middleton St George, Darlington, DL2 21AX (22/00575/TF).

RESOLVED – That the report be received.

PA25 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.

PA26 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 26 AUGUST 2022 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA16/July/2022, the Chief Executive submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 26

August 2022

RESOLVED - That the report be noted.