

PLANNING APPLICATIONS COMMITTEE

Wednesday, 19 October 2022

PRESENT – Councillors Cossins, Heslop, Johnson, Mrs D Jones, Laing, Lee, McCollom, Sowerby and Tait.

APOLOGIES – Councillors Allen, Bartch, C L B Hughes and 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).

PA27 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA28 TO APPROVE THE MINUTES OF THE MEETINGS OF THIS COMMITTEE HELD ON 29 JUNE 2022 AND 7 SEPTEMBER 2022

RESOLVED – That the Minutes of the meetings of this Committee held on 29 June 2022 and 7 September 2022, be approved as correct records.

PA29 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.
----	--

PA30 WESTHOLME FARM, WALWORTH ROAD, HEIGHINGTON, DARLINGTON

22/00294/FUL - Change of use from agricultural land to touring caravan and camping site for 16 pitches with the erection of a toilet & shower block. Alterations to site entrance, boundary treatments, landscaping and other associated works (Retrospective Application) (amended plans received 22 August 2022).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the objections from three households received, and the views of the Council's Highways Engineer, and the views of an Objector, whom the Committee heard).

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 plan, as detailed below:

- a. Drawing Number 2745 – 6C Proposed Block Plan
- b. Drawing Number 2745 – 7C Proposed Site Plan
- c. Drawing Number 2745 – 8A Proposed Ground Floor
- d. Drawing Number 2745 – 9A Proposed Elevations
- e. Drawing Number 2745 – 10A Proposed Elevations
- f. Drawing Number 2745 – 11A Site Views
- g. Drawing Number 2745 – 12B Toilet and Shower Block Elevations

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

3. The proposed use hereby approved shall be for a maximum of sixteen pitches for touring caravans, motorhomes and tents only.

REASON - For the avoidance of doubt and in the interests of the amenity of the area

4. No caravan, motorhome or tent shall be pitched or stationed on the land other than within the area shown outlined in red on Drawing number 2745-6C (Proposed Block Plan), so long as the use hereby approved continues.

REASON - For the avoidance of doubt and in the interests of the amenity of the area

5. All caravans, motorhomes and tents shall be occupied for holiday purposes only

REASON - To ensure the development accords with policy E4 Bi) (Economic Development in the Open Countryside) of the Darlington Local Plan 2016 -2036

6. All caravans, motorhomes and tents shall not be occupied as a person's sole, or main place of residence.

REASON - To ensure the development accords with policy E4 Bi) (Economic Development in the Open Countryside) of the Darlington Local Plan 2016 -2036.

7. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans, motorhomes and tents and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

REASON - To ensure the development accords with policy E4 Bi) (Economic Development in the Open Countryside) of the Darlington Local Plan 2016 -2036

8. There shall be no storage of unoccupied caravans, motorhomes and tents on site.

REASON - In the interests of the visual appearance and amenity of the site and local area.

9. The development shall not be carried out otherwise than in complete accordance with the mitigation measures contained with Section 6.2 of the submitted Ecological

Scoping Report (dated July 2022 and produced by Falco Ecology).

REASON - In order to meet biodiversity net gain requirements, set out in policy ENV8 of the Darlington Local Plan (2016 – 2038) and the National Planning Policy Framework 2021.

10. The replacement hedge planting secured under condition 9 shall be planted during the next available planting season, or within such extended period as may be agreed in writing by, the Local Planning Authority, and thereafter any section of the hedge or whips removed, dying, severely damaged or becoming seriously diseased shall be replaced to the satisfaction of the Local Planning Authority.

REASON - To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area and biodiversity net gain.

PA31 30 CHURCH ROW, HURWORTH, DARLINGTON

22/00788/FUL - Siting of mobile studio on terrace to the rear of property and repositioning of steps (retrospective).

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

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

1. A3 - Implementation Limit (Three Years)
2. The development hereby permitted shall be constructed in accordance with the external materials/finishes as set out in the application, unless otherwise agreed, in writing, with the Local Planning Authority.

REASON - In the interests of maintaining the visual amenity of the development in accordance with the requirements of Policies DC1 and ENV1 of the Darlington Local Plan 2016-2036.

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

- (a) Drawing Number - 2020/129/F1 - Section A-A.
- (b) Drawing Number - 2020/129/F2 - Proposed & Existing South
- (c) Drawing Number - 2020/129/F3 - Proposed Plan & Section B-B.
- (d) Drawing Number - 2020/129/F4 Proposed Elevations.
- (e) Drawing Number - 2020/129/F5 Proposed Site Plan.

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

4. The development for which permission is hereby granted shall be used for purposes

incidental to the enjoyment of 30 Church Row and shall not be occupied, let, or otherwise disposed of as a separate dwelling.

REASON - The development is considered unsuitable for use or occupation by a separate person or household not related to the occupiers of the application property and to protect the amenities of neighbouring residential properties, in accordance with the requirements of Policy DC4 of the Darlington Local Plan 2016-2036.

PA32 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 Mr Liam Coates against this Authority's decision to refuse permission to undertake work to trees protected by a Tree Preservation Order (crown lift 3 Beach trees to 5m) at 16 Cardinal Gardens, Darlington, DL3 8SD (20/01163/TF)

Dismissed the appeal by Mr Sharif Hunashi against this Authority's decision to refuse permission for the proposed is the installation of garden fence around front and side of property (behind existing brick wall). At 51 Neville Road, Darlington, DL3 8HZ (22/00437/FUL)

Dismissed the appeal by Mrs Lesley Horner against this Authority's decision to refuse consent for the felling of 1 Pine tree (T1), (T62PINEA) protected under Tree Preservation Order (no. 3) 1962 at 12 Cardinal Gardens, Darlington DL3 8SD (20/00678/TF)

RESOLVED – That the report be received.

PA33 NOTIFICATION OF APPEALS

The Chief Executive reported that :-

Mr Sean Taylor had appealed against this Authority's decision to refuse permission for the Erection of detached double garage to front of property at 21A Merrybent, Darlington, DL2 2LB (22/00686/FUL)

Mr Simon Cavanagh had appealed against this Authority's decision to refuse permission for the Erection of 1 no. residential dwelling with associated works at 219 Carmel Road North, Darlington, DL3 9TF (21/01134/FUL)

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 7 OCTOBER 2022 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA26/Sept/2022, the Chief Executive submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 7 October 2022.

RESOLVED - That the report be noted.