

PLANNING APPLICATIONS COMMITTEE

Wednesday, 6 December 2023

PRESENT – Councillors Cossins (The Mayor) and Haszeldine (Chair), Ali, Allen, Anderson, Beckett, Laing, Lawley, Lee, McCollom and Tostevin.

APOLOGIES – Councillors Bartch, Kane and Robinson.

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

PA49 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA50 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 11TH OCTOBER 2023

RESOLVED – That the Minutes of this Committee held on 11 October 2023, be approved as a correct record.

PA51 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) LAND TO THE REAR OF HAZELFIELD COTTAGE, ELSTOB LANE, GREAT STAINTON, STOCKTON-ON-TEES

23/00588/FUL - Change of use of agricultural land for tourist accommodation including the siting of 3 No. holiday lodges and 3 No. hot tub enclosures with car parking, associated landscaping and gravel pathways including the creation of secondary access. Conversion of storeroom to form kitchen/office and garage together with landscaping and associated works (Retrospective Application) (Amended plans / information received 5th October 2023 & 22nd November 2023).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Environmental Health Officer, the recommended refusal on highway safety grounds by the Council's Highways Team, the views of Natural England, which were reported at the meeting, 21 letters of support received, and the views of the Applicant, the Applicant's Agent and one supporter, whom the Committee heard.

During the course of discussion, particular focus was given to access arrangements, including the visibility splay, and mitigation measures which had been proposed, and the Committee was informed that the Council's Transport Manager had been advised by the Police that they would not support any speed reductions or mitigations on the relevant stretch of road).

RESOLVED – That Planning Permission be refused.

REASON - The proposed development is prejudicial to highway safety by reason of the creation of an additional access for the associated traffic generation which does not include a safe level of visibility. No evidence has been provided by the Applicant to demonstrate that visibility standards in accordance with national guidance are achievable. The proposed development conflicts with Policy DC1 (Sustainable Design Principles and Climate Change) and Policy E4 (Economic Development in the Open Countryside) of the Darlington Local Plan 2016-2036 and the National Planning Policy Framework.

PA52 NOTIFICATION OF APPEALS

The Chief Executive reported that Peter Maude had appealed against this Authority's decision to refuse permission for works to 1 no. Sycamore tree protected by Tree Preservation Order (No. 16) 1994 - crown thinning up to 30% and crown reduction up to 5m at 6 Roundhill Road, Hurworth, Darlington (21/01250/TF).

RESOLVED – That the report be received.

PA53 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.

PA54 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 22ND NOVEMBER 2023 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA48/Oct/2023, the Chief Executive submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 22 November 2023.

RESOLVED - That the report be noted.