

PLANNING APPLICATIONS COMMITTEE

2 May 2018

PRESENT – Councillor Baldwin (in the Chair); Councillors Galletley, Johnson, Knowles, Lee, Lister, Lyonette, C Taylor and J Taylor. (9)

APOLOGIES – Councillors Kelley, McEwan, Storr and Tostevin. (4)

ABSENT – Councillor Cartwright (1)

ALSO IN ATTENDANCE –

OFFICERS – Dave Coates, Planning Development Manager, Paul Ibbertson, Engineer and Arthur Howson, Engineer, within Services for Growth and Andrew Errington, Lawyer (Planning) within the Neighbourhood Services and Resources Group. (4)

PA55. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA56. MINUTES OF MEETINGS – Submitted – The Minutes (previously circulated) of the meeting of this Committee held on 4 April 2018.

RESOLVED – That, subject to the insertion of ‘to be provided on site’ after ‘affordable housing’ in resolution (a(vi)) and the insertion of ‘on-site’ after ‘provision’ in resolution (b(6)) 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.
B4A	The materials used in the external surfaces of the extension hereby permitted shall match those used on the existing building. Reason - In the interests of maintaining the visual amenity of the development in accordance with the requirements of Policy H12 of the Borough of Darlington Local Plan 1997.

PA57. APPLICATION FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

18/00149/FUL - 61 Edgecombe Drive, Darlington. Conversion of ground floor garage to living space with extension above to provide additional bedroom.

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

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

1. A3 – Time limitation.
2. B4A – Materials.
3. The development shall be carried out in complete accordance with the approved plan(s) as detailed below:

190218 100 Rev P1 and 190218 101.

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.

4. The rear bathroom window shall be obscure glazed in perpetuity.

Reason – In the interests of Residential Amenity.

(2) Change of Use – Granted

17/00270/CU - 1 Hall View Grove, Darlington. Retrospective planning application for the change of use of open space to the rear to private garden and the erection of 1.8m high fence (amended description).

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

RESOLVED – That the change of use be granted.

PA58. NOTIFICATION OF DECISIONS ON APPEALS – The Director of Economic Growth reported that Inspectors, appointed by the Secretary of State for the Environment, had allowed the appeal Mr R H Morritt and granted planning permission for alterations and upgrade of existing building and extension over the outside yard area to provide 7 individual lock-up garages for the parking of cars at garage at the rear of The Coachman Hotel, Huntley Street, Darlington (Ref No. 16/01013/FUL).

RESOLVED - That the report be received.

PA59. 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.

PA60. COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 21 MARCH 2018 (EXCLUSION NO. 7) - Pursuant to Minute PA54/Apr/17, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 18 April 2018.

RESOLVED – (a) That the report be noted.

(b) That, in relation to Ref 16/00002/UNAUTH, Officers be requested to provide the required witness statement to Legal Services by 10th May, 2018