

PLANNING APPLICATIONS COMMITTEE

Wednesday, 4 December 2024

PRESENT – Councillors Haszeldine (Chair), Anderson, Bartch, Beckett, Cossins, Holroyd, Kane, Lawley, McCollom and Tostevin.

APOLOGIES – Councillors Ali, Allen, Laing and Lee.

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

PA39 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA40 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 6 NOVEMBER 2024

RESOLVED – That the Minutes of this Committee held on 6 November 2024, be approved as a correct record.

PA41 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) 41 BELGRAVE STREET, DARLINGTON, DL1 4AP

24/00962/CU - Change of use from single dwelling (use class C3) to holiday lets/serviced accommodation for short and long term let (use class Sui Generis) (retrospective).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of Highway Development Control and Environmental Health, four letters of objection received, and the views of the Ward Councillor, whom the Committee heard).

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

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:

Plan Reference Number	Date
Location Plan	30 September 2024
Drawing 1	18 October 2024
Drawing 2	18 October 2024

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

2. Booking / Number of Individuals

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

REASON - In the interests of residential amenity and to ensure the development does not fall within the scope of nutrient neutrality.

3. Monitoring

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 2 of this planning permission.

4. This permission shall be personal to GG-891-605 LIMITED only and shall not enure for the benefit of the land. In the event of GG-891-605 LIMITED no longer being the owner of the premises, the use shall revert to the use as a single residential dwelling (Use Class C3).

REASON - In granting this permission, the Local Planning Authority has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over subsequent uses in the event of GG-891-605 LIMITED no longer owning the premises.

5. Within one month of the date of this permission, details of contacts with the letting agents shall be circulated to 35 to 37; 43 to 47 Belgrave Street, DL1 4AP and 36 to 40 Belgrave Street, DL1 4BP to enable any noise nuisance and disturbance to be readily reported.

REASON - To ensure that the residential amenity of nearby property is carefully monitored and issues resolved in an efficient manner.

PA42 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 Abobaker Omar against this authority's decision to refuse permission for change of use from off-licence (Use Class E) to a hot food takeaway (Sui Generis) with installation of extraction equipment including external flue to north elevation (amendment to opening hours to 11.00 until 21.00 Monday to Sunday including Bank Holiday received 1 December 2020) at K & S Peacock, 55 Neasham Road, Darlington, DL1 4AG without complying with a condition attached to planning permission Ref 20/00963/FUL, dated 18 February 2021.

RESOLVED – That the report be received.

PA43 NOTIFICATION OF APPEALS

The Chief Executive reported on APP/N1350/C/24/3349389 - Enforcement Notice Appeal by Mr William Porrett at Land on the North-west side of Brickyard Farm Cottage, Neasham Road, Hurworth Moor, Darlington, DL2 1DL (23/01270/FUL).

RESOLVED – That the report be received.

PA44 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.

PA45 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 22ND NOVEMBER 2024 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA38/Nov/2024, the Chief Executive submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 22nd November 2024.

RESOLVED - That the report be noted.