

PLANNING APPLICATIONS COMMITTEE

Wednesday, 9 April 2025

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

APOLOGIES – Councillor Ali

OFFICERS IN ATTENDANCE – Dave Coates (Head of Planning, Development and Environmental Health), Arthur Howson (Engineer (Traffic Management)), Andrew Errington (Lawyer (Planning)), James McAllister (Democratic Officer) and Hannah Miller (Democratic Officer)

PA52 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA53 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 5 MARCH 2025

RESOLVED – That the Minutes of this Committee held on 5 March 2025 be approved as a correct record.

PA54 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) FIELD AT OSGR E435307 N513463, YARM ROAD, MIDDLETON ST GEORGE (21/00380/RM1)

21/00380/RM1 – Application for reserved matters approval relating to appearance, landscaping, layout and scale for the erection of 96 dwellings and associated works attached to outline permission 17/01195/OUT dated 30 May 2019 (Outline planning application for the erection of up to 330 residential dwellings (Use Class C3), with associated landscaping and engineering works, 3 new retail units and provision of a new single form Primary School).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highway Engineer, Transport Policy Officer, Environmental Health Officer, Local Lead Flood Authority, Ecologist or Natural England subject to conditions. The Committee also took into consideration the views of Teesside International Airport and Middleton St George Parish Council. Eleven letters of objection were taken into consideration, alongside the views of the Applicant's Agent and an objector, whom the Committee heard).

RESOLVED – That reserved matters relating to details of appearance, landscaping, layout, and scale pursuant to outline planning permission 17/01195/OUT be approved subject to receipt of the signed Unilateral Undertaking regarding the Footpath 3 Improvement Work and the following conditions:

1. Unless otherwise confirmed in writing by the Local Planning Authority, the development hereby approved should be carried out in accordance with the following plans:

Site Layout Plan 1287-BEL-100 Rev. AC
Boundary Treatment Plan 1287-BEL-101 Rev. E
Adoption Plan 1287-BEL-102 Rev. E
Parking and Bin Location Plan 1287-BEL-104 Rev. E
Cycle Storage Location Plan 1287-BEL-105 Rev. C
Chandler – Floor Plans CH-3B-2S-P1 Rev. A
Chandler – Elevations CH-3B-2S-CB-E
Mason - Floor Plans MA-3B-2S-P1
Mason – Elevations MA-3B-2S-CB-E
Sawyer - Floor Plans SY-3B-2S-P1
Sawyer – Elevations SY-3B-2S-CB-E
Scrivener - Floor Plans SC-4B-2S-P1 Rev. A
Scrivener – Elevations SC-4B-2S-CB-E Rev. A
Cutler – Floor Plans CU-4B-2S-P1
Cutler – Elevations CU-4B-2S-CB-E
Bowyer – Floor Plans BO-4B-2S-P1 Rev. A
Bowyer – Elevations BO-4B-2S-CB-E
Forester – Floor Plans FO-4B-2S-P1
Forester – Elevations FO-4B-2S-CB-E
Lorimer – Floor Plans LO-4B-2S-P1
Lorimer – Elevations LO-4B-2S-CB-E
Goldsmith – Floor Plans GO-4B-2S-P1.
Goldsmith – Elevations GO-4B-2S-CB-E
Draper – Floor Plans DR-5B-2S-P1
Draper – Elevations DR-5B-2S-CB-E Rev. A
Bosworth – Floor Plans BOS/2017/02
Bosworth – Elevations BOS/2017/002
Plane – Floor Plans A/1796CB/00/CB/01
Plane - Elevations A/1796CB/00/CB/02
Single Garage – Floor Plans /10/DET/01 Rev. C
Single Garage – Elevations 00/CB/R2/01 Rev. C
Double Garage – Floor Plans A/436/10/DET/01 Rev. B
Double Garage – Elevations A/436/00/CB/R1/01 Rev. B
Landscape Softworks Sheet 1 of 5 142928-PL-8001-A-A1LV Rev. C
Landscape Softworks Sheet 2 of 5 142928-PL-8002-A-A1LV Rev. C
Landscape Softworks Sheet 3 of 5 142928-PL-8003-A-A1LV Rev. C
Landscape Softworks Sheet 4 of 5 142928-PL-8004-A-A1LV Rev. C
Landscape Softworks Sheet 5 of 5 142928-PL-8005-A-A1LV Rev. C

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

2. Prior to the first occupation of the development, written confirmation, in the form of a countersigned Final Allocation Notice or otherwise, that 138.89 Nutrient Credits have been purchased shall be submitted to the Local Planning Authority.

REASON - To ensure the development is nutrient neutral in accordance with the Conservation of Habitats and Species Regulations 2017

3. The proposed water efficiency measures including the appropriate fittings shall be installed within each dwelling prior to their occupation to ensure the daily water usage per person per day does not exceed 107 litres and shall be maintained as such thereafter.

REASON - To ensure the development is nutrient neutral in accordance with the Conservation of Habitats and Species Regulations 2017

4. Prior to the occupation of the homes where it is required, noise mitigation which meets or exceeds the specifications for the protection of the proposed residential accommodation from excessive road traffic noise as out in the Wardell Armstrong Noise Assessment (Reference: GM13433 / 0001 / FINAL, dated July 2024), unless otherwise agreed in writing, shall be installed.

For the avoidance of doubt, the mitigation includes:

- Enhanced acoustic glazing and ventilation to be installed on the facades of properties as shown in figure 7 and 8 of the report. The specification of this glazing and ventilation must meet or exceed the specifications assumed in the calculation of Appendix C of the report and Table 4 of the report, unless otherwise agreed in writing.
- An acoustic fence which meets the criteria set out in section 4.1.2 of the report shall be installed in the locations shown in figure 3 of the report, unless otherwise agreed in writing.

The required mitigation measures will be installed prior to occupation of the dwellings where it is required then maintained and retained thereafter for the lifetime of the development.

REASON – In the interests of residential amenity.

(2) FIELD AT OSGR E435307 N513463, YARM ROAD, MIDDLETON ST GEORGE (21/00475/RM1)

21/00475/RM1 – Application for reserved matters approval relating to appearance, landscaping, layout and scale for the erection of 230 dwellings and associated works attached to outline permission 17/01195/OUT dated 30 May 2019 (Outline planning application for the erection of up to 330 residential dwellings (Use Class C3), with associated landscaping and engineering works, 3 new retail units and provision of a new single form Primary School).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highway Engineer, Transport Policy Officer, Environmental Health Officer, Local Lead Flood Authority, Ecologist or Natural England subject to conditions. The Committee also took into consideration the views of Teesside International Airport and Middleton St George Parish Council. Three letters of objection were taken into consideration, alongside the views of the Applicant's Agent whom the Committee heard).

RESOLVED – That reserved matters relating to details of appearance, landscaping, layout, and scale pursuant to outline planning permission 17/01195/OUT be approved subject to

receipt of the signed Unilateral Undertaking regarding the Footpath 3 Improvement Work and the following conditions:

1. Unless otherwise confirmed in writing by the Local Planning Authority, the development hereby approved should be carried out in accordance with the following plans:

Site Location Plan 5199-NE-100

Site Layout Plan Coloured 5199-NE-201 Rev. C

Materials, Surface Finishes, Boundary Treatments Plan 5199-NE-250/01 Rev. B Character Area Plan 5199-NE-260 Rev. A

Askern End Floor Plan ASK/END/0-001 Rev. A

Askern End Elevation Plan ASK/END/0-002 Rev. A

Askern End Elevation Plan (Green Edge) ASK/END/0-003 Rev. V1.0

Askern Mid Floor Plan ASK/MID/0-001 Rev. A

Askern Mid Elevation Plan ASK/MID/0-002 Rev. A

Askern Mid Elevation Plan (Green Edge) ASK/MID/0-003 Rev. V1.1

B3 End Floor Plan B3/0-001 Rev. A

B3 End Elevation Plan B3/0-002 Rev. A

B3 Mid Floor Plan B3/0-001 Rev. A

B3 Mid Elevation Plan B3/0-002 Rev. A

Baildon End Floor Plan BAI/0-001 Rev. A

Baildon End Elevation Plan BAI/0-002 Rev. A

Baildon End Elevation Plan BAI/0-003 Rev. V1.1

Baildon Mid Floor Plan BAI/0-001 Rev. A

Baildon Mid Elevation Plan BAI/0-002 Rev. A

Cadeby Floor Plan CAD/0-001 Rev. A

Cadeby Elevation Plan CAD/ED/0-002 Rev. A

Cadeby Elevation Plan (Green Edge) CAD/ED/0-003 Rev. V1.2

Cookbury Floor Plan COO/DET/ED/0-001.5 Rev. A

Cookbury Elevation Plan (Green Edge) COO/DET/ED/0-003 Rev. V1.1

Dalton Floor Plan DAL/0-001 Rev. A

Dalton Elevation Plan DAL/0-002 Rev. A

Dalton Elevation Plan (Green Edge) DAL/0-003 Rev. V1.2

Ferndale - End Floor Plan FER/END/0-001.5

Ferndale - End Floor Plan Elevation Plan FER/END/ED/0-002.5 Rev. A

Ferndale – End Elevation Plan (Green Edge) FER/END/ED/0-003

Leyburn Floor Plan LET/DET/0-001 Rev. A

Leyburn Elevation Plan (Green Edge) LET/DET/ED/0-003 Rev. A

Oakwood Floor Plan OAK/0-001 Rev. A

Oakwood Elevation Plan OAK/END/ED/0-002 Rev. A

Oakwood Elevation Plan (Green Edge) OAK/END/ED/0-003 Rev. V1.2

Ripley End Floor Plan RIP/END/0-001.5 Rev. A

Ripley End Elevation Plan RIP/END/0-002.5 Rev. A

Ripley End Alt Floor Plan RIP/ALT/0-001.5 Rev. B

Ripley End Alt Elevation Plan RIP/ALT/0-002.5 Rev. A

Ripley Mid Floor Plan RIP/MID/0-001.5 Rev. A

Ripley Mid Elevation Plan RIP/MID/0-002.5 Rev. A

Saltbury End Alt Floor Plan SAL/ALT/END/0-001.5 Rev. B

Saltbury End Alt Elevation Plan SAL/ALT/0-002.5 Rev. B

Saltbury End Alt Elevation Plan (Green Edge) SAL/ALT/0-003 Rev. V.1.1
Saltbury End Floor Plan SAL/END/0-001.5 Rev. B
Saltbury End Elevation Plan SAL/END/0-002.5 Rev. B
Saltbury End Elevation Plan (Green Edge) SAL/END/0-003 Rev. V1.0
Saltbury Mid Floor Plan SAL/MID/0-001.5 Rev. B
Saltbury Mid Elevation Plan SAL/MID/0-002.5 Rev. B
Saltbury Mid Elevation Plan (Green Edge) SAL/MID/0-003 Rev. V1.1
Wentbridge Floor Plan WEN/0-001 Rev. A
Wentbridge Elevation Plan WEN/0-002 Rev. A
Wentbridge Elevation Plan (Green Edge) WEN/0-003 Rev. V1.2
D2 End Floor Plan D2/END/0-001 Rev. A
D2 End Elevation Plan D2/END/0-002 Rev. A
E3 End Floor Plan E3/END/0-001.Rev. A
E3 End Elevation Plan E3/END/0-002 Rev. A
E3 Mid Floor Plan E3/MID/0-001 Rev. A
E3 Mid Elevation Plan E3/MID/0-002 Rev. A
Landscape Masterplan 4690 101 Rev. E
Planting Plan Sheet 1 of 5 4690 201 Rev. A
Planting Plan Sheet 2 of 5 4690 202 Rev. A
Planting Plan Sheet 3 of 5 4690 203 Rev. A
Planting Plan Sheet 4 of 5 4690 204 Rev. A
Planting Plan Sheet 5 of 5 4690 205 Rev. A
Trim Trail Design 4690 102 Rev. B

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

2. Prior to the first occupation of the development, written confirmation, in the form of a countersigned Final Allocation Notice or otherwise, that 347.01 Nutrient Credits have been purchased shall be submitted to the Local Planning Authority.

REASON - To ensure the development is nutrient neutral in accordance with the Conservation of Habitats and Species Regulations 2017

3. The proposed water efficiency measures including the appropriate fittings shall be installed within each dwelling prior to their occupation to ensure the daily water usage per person per day does not exceed 110 litres and shall be maintained as such thereafter.

REASON - To ensure the development is nutrient neutral in accordance with the Conservation of Habitats and Species Regulations 2017.

4. Prior to the occupation of any dwellings where it is required, as set out in the Wardell Armstrong Noise Impact Assessment (Reference: GM13439 / Rev. 001 / FINAL, Report submitted with the application dated July 2024), a 1.8m high close boarded fence (or other effective barrier) of minimum thickness 25mm with a minimum overlap of 20mm between boards shall be erected on the boundary of all properties to the north of the development which back onto the railway line, unless otherwise agreed in writing. The

fence will be of a minimum density of 10-15kg/m² and prevent any line of sight from the gardens to the track bed, unless otherwise agreed in writing. The exact specification and location of the fence shall be agreed in advance of its installation with the LPA and shall be maintained and retained thereafter for the lifetime of the development.

REASON – In the interests of residential amenity.

5. Prior to the occupation of any dwellings where it is required, as set out in the Wardell Armstrong Noise Impact Assessment (Reference: GM13439 / Rev. 001 / FINAL, Report submitted with the application dated July 2024), enhanced acoustic glazing and ventilation measures shall be installed in the 1st and 2nd floors of properties shown on the Drawing Number GM13439/004 and Drawing Number GM13439/005 of the Wardell Armstrong Noise Impact Assessment (Reference: GM13439 / Rev. 001 / FINAL, July 2024),. This enhanced acoustic glazing, and ventilation must meet or exceed the noise reduction requirements set out in Table 8 of the Wardell Armstrong Noise Impact Assessment (Reference: GM13439 / Rev. 001 / FINAL, July 2024), unless otherwise agreed in writing.

REASON – In the interests of residential amenity.

PA55 NOTIFICATION OF DECISION ON APPEALS

The Executive Director, Economy and Public Protection reported that the Inspectors appointed by the Secretary of State for the Environment had:

- a) Dismissed the appeal by Mr Andrew Verity against this authority's decision to refuse permission for replacement and relocation of the boundary fence and additional hardstanding to front of dwelling (Retrospective Application) (Re submission) at 12 Manor Road, Hurworth Place, Darlington (Ref No 24/00521/FUL).
- b) Dismissed the appeal by Mr William Porrett against an enforcement notice issued by Darlington Borough Council on 12 July 2024 for the breach of planning control as alleged in the notice is the unauthorised removal of approximately 25m of protected hedgerow, the installation of an authorised site access onto the land from Neasham Road, Hurworth, with the laying of hardcore materials to form an access road up to Brickyard Farm Cottage at Land on the north west side of Brickyard Farm Cottage, Neasham Road, Hurworth Moor, Darlington, DL2 1DL.

RESOLVED – That the reports be received.

PA56 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.

PA57 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE

OF PRACTICE AS OF 28TH MARCH 2025 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA51/Mar/2025, the Executive Director, Economy and Public Protection submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 28 March 2025.

RESOLVED - That the report be noted.