

PLANNING APPLICATIONS COMMITTEE

Wednesday, 7 May 2025

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

APOLOGIES – Councillor Laing

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

PA58 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA59 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 9 APRIL 2025

RESOLVED – That the Minutes of this Committee held on 9 April 2025 be approved as a correct record.

PA60 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) LAND AT 10 CHATSWORTH TERRACE, DARLINGTON, DL1 5DH

24/01004/RM1 – Application for reserved matters approval relating to access, appearance, landscaping, layout and scale for the erection of 2 No. dwellings attached to outline permission 21/00797/OUT dated 29 October 2021 (Outline planning permission with all matters reserved for residential development of up to 3 dwellings with all matters reserved) (Amended site / landscaping plan received 20th January 2025).

(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, Ecologist and Natural England subject to conditions. The Committee also took into consideration four letters of objection alongside the views of the Applicant's Agent and an objector, whom the Committee heard).

RESOLVED – That reserved matters relating to details of access, appearance, landscaping, layout, and scale pursuant to outline planning permission 21/00797/OUT be approved subject to 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:

R301 S10A Site location plan

R301 SK200D Site plan / landscaping

R301 SK201B Proposed floor plans

R301 SK210 Proposed elevations

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 3.12 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.

PA61 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.

PA62 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 28 APRIL 2025 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA57/Apr/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 April 2025.

RESOLVED - That the report be noted.