

PLANNING APPLICATIONS COMMITTEE

Wednesday, 27 August 2025

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

ABSENT – Councillor Ali

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

PA17 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA18 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 2 JULY 2025

RESOLVED – That the Minutes of this Committee held on 2 July, 2025 be approved as a correct record.

PA19 APPLICATIONS FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

PL	<p>Approved Plans Conditions</p> <p>The development hereby permitted shall be carried out in accordance with the approved plan(s) as detailed below,</p> <p>C.011-SLP-21-24 Location Plan; C.011-PP-21-24 Proposed plan; BD-100 Proposed fence details</p> <p>REASON: To ensure the development is carried out in accordance with the planning permission.</p>
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(1) 2 MEADOWBANK CLOSE, HURWORTH PLACE

RESOLVED – That this application be deferred to a later date of the Planning Applications Committee.

(2) WEST END, THE GREEN, BISHOPTON

25/00251/FUL – Construction of a bridge over Bishopton Beck with the installation of post and rail fencing with gates. Part change of use of existing field to allow formation of a road linking into the existing stable yard and field access, to provide alternative domestic access route to the dwelling (Retrospective Application).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Ecology Officer, Highway Development Control, Environment Agency and Durham Archaeology. The Committee also considered the views of the Parish Council. Objection comments from three properties and 20 comments in support were taken into consideration, alongside the views of the Agent and two objectors 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:

01 REV A

02 REV A

03 REV A

04 REV A

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

2. Bird/ Bat Boxes

Within a period of 3 months of the date of this decision, bird and bat boxes shall be installed once a plan showing the number, type and location of bird and bat boxes has been submitted to and agreed in writing with the Local Planning Authority. These details shall show a minimum of 4 bird boxes suitable for a range of species and a minimum of 4 bat boxes and these are to be installed on retained trees onsite. These agreed details shall be carried out in full within 3 months of the date of this decision and thereafter shall be maintained in accordance with these details for the lifetime of the development.

REASON: To deliver biodiversity net gains in accordance with Darlington Local Plan Policies ENV7 and ENV8.

3. Biodiversity Enhancement Management Plan/ Habitat Management and Maintenance Plan

Within a period of 3 months of the date of this decision, either a Biodiversity Enhancement Management Plan (BEMP) or Habitat Management and Maintenance Plan (HMMP), prepared in accordance with the submitted Biodiversity Net Gain Statement, shall be submitted to and approved in writing by the Local Planning Authority. The BEMP or HMMP shall include a duration of no less than 30 years for the management and monitoring of the habitats outlined within the Biodiversity Net Gain documents. The approved BEMP or HMMP shall be strictly adhered to and implemented in full for its duration.

REASON: To demonstrate how the land will be managed in accordance with the

submitted Biodiversity Net Gain documents, in the interests of maintaining biodiversity net gains.

4. Upgrade Existing Field Access

The existing field access shall be formed in a sealed bitmac surface material, between the carriageway edge and highway boundary, within not later than 3 months from the date of this hereby approved development. Works shall be completed in accordance with the details approved in writing by the Local Highway Authority, as part of an agreement granted under Section 184 of The Highways Act 1980.

REASON: To provide for adequate and satisfactory provision of access and off-street accommodation for vehicles in the interests of highway safety and the general amenity of the development.

PA20 2-5 FLAT HILL CLOSE, SADBERGE, DARLINGTON. DL2 1FN

25/00081/FUL – Change of use from paddock to be included in domestic curtilage of 4 No. dwellings with erection of 1.1m high boundary fence (Retrospective Application).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highway Engineer and Ecologist. The Committee also considered the views of Sadberge Parish Council. Two letters of objection were taken into consideration, alongside the views of an objector whom the Committee heard).

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

1. PL Accordance with plans

C.011-SLP-21-24 Location Plan
C.011-PP-21-24 Proposed plan
BD-100 Proposed fence details

2. Within 12 weeks of the date of the decision (below) a certificate / receipt for the purchase of 0.01 habitat units from a Habitat Bank, shall be submitted to and approved in writing by the Local Planning Authority.

REASON – In the interests of Ecology, to comply with policies ENV7 and ENV8 of the Darlington Local Plan 2016-2036.

PA21 1 FLAT HILL CLOSE, SADBERGE, DARLINGTON. DL2 1FN

25/00072/FUL – Change of use from paddock to domestic curtilage with erection of 1.1m high boundary fence (Retrospective Application).

(In making its decision, the Committee took into consideration the Planning Officer's report (previously circulated), the views of the Council's Highway Engineer and Ecologist. The Committee also considered the views of Sadberge Parish Council. Three letters of objection

were taken into consideration, alongside the views of an objector whom the Committee heard).

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

1. PL Accordance with plans

C.011-SLP-21-24 Location Plan

C.011-PP-21-24 Proposed plan

BD-100 Proposed fence details

2. Within 12 weeks of the date of the decision (below) a certificate / receipt for the purchase of 0.01 habitat units from a Habitat Bank, shall be submitted to and approved in writing by the Local Planning Authority.

REASON – In the interests of Ecology, to comply with policies ENV7 and ENV8 of the Darlington Local Plan 2016-2036.

PA22 NOTIFICATION OF DECISION ON APPEALS -

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

- a) Dismissed the appeal by Ian Robert Hodgson against this authority's decision to refuse permission for Felling of 1 no. Cypress tree protected under Tree Preservation Order (No.3) 1962 (T52) at 67 Milbank Court, Darlington, DL3 9PF (Ref No 22/01281/TF).
- b) Dismissed the appeal by Rory Brownless against this authority's decision to refuse permission for Works to 1 no. Pine (T4) protected under Tree Preservation Order (No.17) 2006 - reduce easterly limb overhanging house by up to 3.5 m at 2 Quaker Lane, Darlington, DL1 5PB (Ref No 24/00064/TF).
- c) Dismissed the appeal by Janine Mitchell against this authority's decision to refuse permission for Works to trees protected under Tree Preservation Order (No.3) 1962 A2 - 1 no. Beech and 1 no. Lime - prune back branch tips overhanging the garden (27 Staindrop Crescent) by upto 3m at Greystones Drive, Darlington (Ref No 23/00338/TF).
- d) Dismissed the appeal by Mr Mike Bailey against this authority's decision to refuse permission for Erection of 1 no. three bed dwelling with a detached garage/store, hard standing, landscaping and provision of a new vehicular access with entrance gates and wall at Mole End, Neasham Road, Hurworth-on-Tees, Darlington, DL2 2AZ (Ref No 24/00132/FUL).
- e) Dismissed the appeal by Peter Windale against this authority's decision to refuse permission for Change of use from open space to domestic curtilage, with the erection of a 1.8m high boundary fence to the rear of the property (retrospective) at

68 Meadowfield Road, Darlington, DL3 0DT (Ref No 24/01000/FUL).

RESOLVED – That the report be received.

PA23 NOTIFICATION OF APPEALS -

The Executive Director, Economy and Public Protection reported that :-

- a) Mr Michael Dearnley had appealed against this Authority's decision to refuse permission for the erection of 1.8m high timber fence to rear boundary (retrospective) and proposed 1.8m timber fence to side boundary at 37 John Fowler Way, Darlington, DL2 2GG (25/00416/FUL).
- b) DANAP Properties Ltd had appealed against this Authority's decision to refuse permission for the change of use from residential dwelling (Use Class C3) to short stay/holiday let accommodation (Sui Generis) (Retrospective application) at 3 Parkland Drive, Darlington, DL3 9DT (25/00259/CU).

RESOLVED – That the report be received.

PA24 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.

PA25 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 15 AUGUST 2025 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA16/Jun/2025, the Executive Director, Economy and Public Protection submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 15 August 2025.

RESOLVED - That the report be noted.