

PLANNING APPLICATIONS COMMITTEE

Wednesday, 19 November 2025

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

APOLOGIES – Councillors Allen, Bartch and Cossins

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

PA33 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

PA34 TO APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 24 SEPTEMBER 2025

RESOLVED – That the Minutes of this Committee held on 24 September 2025 be approved as a correct record.

PA35 2 MEADOWBANK CLOSE, HURWORTH PLACE, DL2 2HZ

25/00255/FUL – Erection of part single storey, part two storey extension to front elevation.

(In making its decision, the Committee took into consideration the Planning Officer’s report (previously circulated), the views of the Council’s Highway Engineer, the Lead Local Flood Authority and the Parish Council. Six objection comments were taken into consideration, alongside the views of the agent and three objectors whom the Committee heard).

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

- 1. Time Limit
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 (as amended).

- 2. Approved Plans
The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:

Plan Reference Number	Date
914-01	20 March 2025
914-02 A	6 May 2025
914-04 A	6 May 2025

914-05 A

6 May 2025

914-03 D

8 August 2025

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

3. Materials

The materials used in the construction of the external walls and roof of the development, hereby approved, shall match those within the existing main dwelling unless otherwise agreed by the Local Planning Authority.

REASON – In the interests of visual amenity and to ensure a satisfactory form of development.

4. Adjacent Protected Tree - Prohibited Works

There shall be an exclusion zone in the form of a 5m radius around the adjacent existing mature tree (T4), in which the following shall not be permitted within this exclusion zone;

- No construction activity is to take place which may cause compaction or contamination in the rooting areas near the tree
- No equipment, materials or machinery shall be placed within this 5m radius and shall not be attached to or supported by the mature tree
- No mixing of cement or use of other materials or substances shall take place within this 5m radius or within proximity where seepage or displacement of those materials or substances could cause them to enter this zone.
- No unauthorised trenches shall be dug within the 5m radius

REASON – To protect the existing tree adjacent the application site, which the Local Planning Authority consider provides important amenity value in the locality.

PA36 11A BRINKBURN ROAD AND 2,4,6 CHANDOS STREET, DARLINGTON, DL3 6DR

25/00913/FUL – Replacement of 1 No. roller shutter to shop front (Brinkburn Road) together with the installation of 3 No. condensing units to rear elevations at first floor level (Revised Application)(Retrospective).

(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 Environmental Health Manager. Six letters of support and one letter of support from a Councillor were taken into consideration, alongside the views of the applicant and a supporter whom the Committee heard).

RESOLVED – That planning permission be granted contrary to recommendation, subject to the approved plans condition:

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

a) Drawing Number L022085B 004 Rev A Proposed Ground Floor & First Floor

Plans

- b) Drawing Number L022085B 005 Rev B Proposed Elevations
- c) Drawing Number L022085B 006 Proposed Block Plan
- d) Drawing Number L022085B 001 Site Location Plan

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

PA37 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:-

Dismissed the appeal by Mr Darren Peckitt (DANAP Properties Ltd) against this authority's decision to refuse permission for 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 (Ref No 25/00259/CU).

RESOLVED – That the report be received.

PA38 NOTIFICATION OF APPEALS

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

Vnouchkov Group has appealed against this Authority's decision to refuse permission for Change of use from a single dwelling (Use Class C3) to 9 no. person HMO (Sui Generis) (Provisional Nutrient Certificate and Nutrient Calculator received 24 April 2025) at 45 Greenbank Road, Darlington, DL3 6EN (24/01178/CU).

RESOLVED – That the report be received

PA39 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.

PA40 COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 7 NOVEMBER 2025 (EXCLUSION PARAGRAPH NO. 7)

Pursuant to Minute PA32/Sep/2025, the Executive Director, Economy and Public Protection submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 7 November 2025.

RESOLVED - That the report be noted.