

PLANNING APPLICATIONS COMMITTEE

25 July 2018

PRESENT – Councillor Baldwin (in the Chair); Councillors Johnson, D Jones, Kelley, Knowles, Lister, Lyonette, Storr, C Taylor, J Taylor and Tostevin. (11)

APOLOGIES – Councillors Galletley, Lee and McEwan. (3)

ABSENT –

ALSO IN ATTENDANCE –

OFFICERS – Dave Coates, Head of Planning, Development Management and Environmental Health and Andrew Errington, Lawyer (Planning) within the Resources Group. (2)

PA15. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA16. MINUTES OF MEETINGS – Submitted – The Minutes (previously circulated) of the meeting of this Committee held on 27 June 2018.

RESOLVED – That the Minutes be approved as a correct record.

NOTE - APPLICATIONS FOR PLANNING PERMISSION – The following standard conditions are referred to in those Minutes granting permission or consent:-

Code No.	Conditions
A3	Implementation Limit (Three Years) 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.

PA17. APPLICATION FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

18/00415/FUL - West Park Hospital, Edward Pease Way, Darlington. Installation of a self-contained Combined Heat and Power (CHP 100kWHE 175kWth) unit for the purposes of generating electricity and heat on a concrete plinth within the rear delivery/maintenance yard (additional plan received 26 June 2018).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the comments of a representative of the applicant).

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

1. A3 - Implementation Limit (Three Years).
2. During the commissioning and prior to the use of the Combined Heat and Power Unit for the purposes of generating heat and power, a noise impact assessment shall be carried out by a suitably qualified acoustic consultant/engineer (appointed by the applicant) to assess the noise rating level in accordance with BS4142:2014 – ‘Method for rating and assessing industrial and commercial sound. The rating level ($L_{Ar,Tr}$), as defined in BS4142:2014, from the Combined Heat and Power Unit shall not exceed the day-time and night-time background noise level ($L_{A90,T}$) at noise sensitive receptors. The noise sensitive receptors and background noise levels to be used in the BS4142:2014 assessment shall be agreed in advance with the Local Planning Authority. Any mitigation measures shown to be necessary following the assessment shall be implemented within a timescale to be agreed in writing with the Local Planning Authority and thereafter shall be retained and maintained for the life of the development to the satisfaction of the Local Planning Authority.

Reason - In the interests of residential amenity.

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

(a) CHP 1/1 Rev A – Existing and Proposed Elevations

(b) 14498 Rev D – External Enclosure Model with Head Trim Radiator

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

(2) Planning Permission Withdrawn

18/00435/TF - Land At Former Croft House, Hurworth Place, Darlington. Works to various trees protected under Tree Preservation Orders 2004 (No 12) and 1995 (No 3) Crown clean of 1 No. Lime tree (T751) to remove deadwood, epicormic growth and crossing branches, Crown lift 1 No. Weeping Beech tree (T764) to 4m above tennis court, Crown lift 1 No. Beech tree (T757) to 5.5m over road, Remove epicormic growth up to 4m and deadwood from 1 No. Lime tree (T761) and remove deadwood from 4 No. Lime trees (T753, T754, T752, T756) (amended description).

(NOTE – This application was withdrawn from Committee prior to the meeting at the request of the applicant).

PA18. NOTIFICATION OF APPEALS – The Director of Economic Growth and Neighbourhood Services reported that Inspectors, appointed by the Secretary of State for the Environment, had dismissed the appeal by Mr and Mrs Corr against this Authority’s decision to refuse planning permission for the demolition of existing stable block and erection of a two-storey dwelling, incorporating stables on the ground floor at land adjoining Ashtree Cottage, Sadberge Road, Middleton St George, Darlington (Ref No. 17/00375/FUL).

RESOLVED - That the report be received.

PA19. EXCLUSION OF THE PUBLIC - 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.

PA20. COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 11 JULY 2018 (EXCLUSION NO. 7) - Pursuant to Minute PA14/Jun/18, the Director of Economic Growth and Neighbourhood Services submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 11 July 2018.

RESOLVED - That the report be noted.