

Planning Officer's Report; S&DR Friends Meeting 6 June 2024

Any further updates or new applications will be reported at the meeting. Otherwise, this report will be taken as read unless members have comments or questions to raise. Decisions and new applications are highlighted in **red**.

1 DURHAM COUNTY

k DM/22/01891/FPA Craggwood Holiday Park proposed extension

No change. The expected details of how the embankment of the Haggerleases Branch is protected have not yet been submitted.

l DM/23/00486/FPA Proposed Bluestone Solar Panel Farm, High Lands, Cockfield

We await consultation on the interpretation panel(s) required by condition 21;
Within 6 months of the commencement of development detail including construction and content of proposed site interpretation material based on the local heritage and including a timescale for installation shall be submitted to and approved in writing by the Local Planning Authority. The interpretation material shall be erected and maintained in accordance with the approved details.

n DM/22/03739/FPA New wall etc at Northern Metal Recycling. Hackworth Industrial Park, Shildon

No change. We await being consulted by Mr Bell on the design of the mural.

2 DARLINGTON BOROUGH

i North Road Rail Heritage Quarter – Hopetown

23/00186/CON Details for the Head of Steam Station Building

No change. Revised details have been submitted but the Conservation Officer still has concerns about some of the proposals.

24/00133/CON Details relating to alterations to the Hopetown Carriage works building

No change. The Conservation Officer has advised improvements to the submitted details.

23/01175/DC Formation of a play area etc.

Further to previous reports, **this application was approved** by delegated officer powers on 28 May. The officer's report makes no response to our request to use the spelling 'waggons' or to have discounted admission charges for local children, although these are not planning matters.

m 21/01353/FUL Site of Former Corus Works (East Site) Whesoe Road

No change. Further to previous reports, the applicant is preparing revised proposals to take into account comments received. We raised concerns about the appearance of the development from the railway and the need to include a link to the Walking and Cycling Route.

o 22/00213/FUL Installation of a solar farm on land north of Burtree Lane

Some details have been submitted for approval, but these do not relate to matters of concern to us, eg landscaping, information displays and the walking and cycling route.

p 22/01342/FULE Greater Faverdale (Burtree Garden Village) Phase 1 re-submission

This application was **recommended for approval** subject to conditions and legal agreements at the Planning Applications Committee on 15 May. We will continue to recommend a suitably landscaped lineside corridor for the walking and cycling route, when later phases are proposed.

y 24/00083/DC Walking and Cycling Route; Upgrade between Mill Lane to St George's Way, Middleton St George.

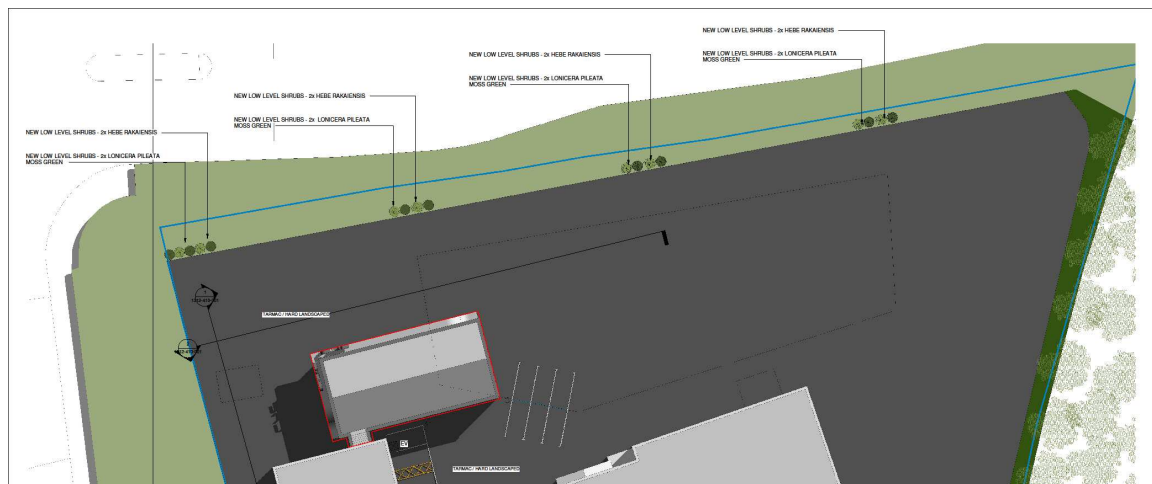
The extension of time to decide this application has been put back until 5 July. We requested seating along the path.

z 24/00179/FUL Erection of extension to form additional showroom and sales office; S G Petch Ltd McMullen Road

Further to last month's report, this application was approved by delegated officer authority on 17 May. We asked for a hedge and some trees to screen the open storage of vehicles.

The officer's report says;

The comments of the FSDR are noted. These do however relate to an existing issue, which is unaffected by the proposed development and will not alter as a direct consequence of it. Nevertheless, the applicant was asked to provide some limited landscaping to satisfy net gain requirements. The proposed landscaping plan satisfies this requirement and whilst it will not fully achieve the aims / intentions of the FSDR comments, it will also improve the visual appearance of the site.



3 STOCKTON BOROUGH

m 23/1768/DCH discharge condition no5 (Soft Landscaping) of planning approval 21/2240/FUL - Erection of industrial/business units at Urray Nook Road Eaglescliffe.

No change. There has been no progress with this application since November 2023

n 23/2223/FUL Erection of 87no. dwellings on land East Of Mandale Park Urray Nook Road Eaglescliffe

Further to last month's meeting, I submitted the following comments;

The Friends of the Stockton & Darlington Railway are disappointed to see that the line of trees along the Urray Nook Road frontage of the site as shown on the proposed site layout submitted on 1 December 2023 do not appear on the revised layout submitted on 23 April. The Friends therefore now object to the application.

The comments submitted by the Friends on 19 December 2023 explain that it is necessary for the trees to be planted in order to protect the setting of the former Stockton & Darlington Railway as required by policy HE3 of the Local Plan. Your attention is drawn to the agreement of Mr Good to the Friends' request.

The proposed site plan should be amended to include the previously proposed trees.

p 24/0249/COU Application for the conversion of 1no dwelling into 2no dwellings to include associated external works and new boundary wall at 519 Yarm Road Eaglescliffe

No change. Tees Archaeology have been consulted (at our request) and they agree that a condition requiring archaeology work be attached to a permission.

4 MIDDLESBROUGH

Draft Local Plan

No change. The Council has acknowledge receipt of our comments but have not yet responded to our request for a meeting to discuss policy to protect the 1830 S&DR extension.

Ross Chisholm, Planning Officer, 30/05/2024