

Planning Officer's Report; S&DR Friends Meeting 3 October 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 items are highlighted in **red**.

1 DURHAM COUNTY

k DM/24/02461/DRC Craggwood Holiday Park proposed extension, Written Scheme of Investigation for Archaeological Monitoring.

Further to last month's report satisfactory details of the Written Scheme of Investigation have been submitted.

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

No change; we still await consultation on the interpretation panel(s).

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

No change. Issues relating to the hedge and requirement for artwork on the wall are for Durham CC and Mr Bell to resolve. We are waiting to be consulted on the design of the mural.

Non-Designated Heritage Assets Draft Supplementary Planning Document.

Further to last month's report I have still had no response from the Council.

Conservation Areas

No change. It is not known when the Council will make any progress on these proposed new designations.

2 DARLINGTON BOROUGH

f 21/529/FUL Land To The West & South Of Station Road Station Road M ST GEORGE

Further to last month's report, we are still waiting for a date for the publicity photoshoot and presentation of the money.

i North Road Rail Heritage Quarter – Hopetown

24/00593/CON Details for landscaping etc at Hopetown Visitor Attraction

Further to last month's report, we are waiting for details of the proposed tree planting on the western boundary of the car park.

m 21/01353/FUL Site of Former Corus Works (East Site) Whessoe 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 Burtree Lane Solar Panel Farm

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

Further to previous reports, we have been approached by the solar farm developers about designing the information board. There remains the matter of them providing a section of the S&DR Walking and Cycling Route.

24/00720/FUL Installation of below-ground cabling between Burtree Lane Solar Farm and the agreed point of connection at Darlington North Substation.

We were asked for our comments and advice on this application by 2 October. The cable will be located within the structure of the Burtree Lane road bridge over the S&DR/Bishop Line and will have no harmful effect on the structure or setting of the railway. A satisfactory Heritage Impact Assessment has been submitted by the applicant's consultant.

I responded as follows;

Thank you for requesting comments and advice from the Friends of the S&DR. We agree with the conclusions of the Heritage Impact Assessment and we have no objections to the proposed work. However, the Friends would be pleased to learn of progress regarding conditions 24 and 25 of the permission for the Solar Farm (22/00213/FUL) requiring the upgrade of the public footpath and the provision of an information board.

The Council's Footpaths Officer and the S&DR Project Manager have made similar requests regarding conditions 24 and 25.

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

No change. The period to decide this application has been extended to 7 October to allow revised plans to be submitted.

z 24/00565/FUL Facility to test freight scanning software technologies at Teesside International Airport.

Further to last month's report, the issue regarding providing the Walking and Cycle Route between the site and the railway remains to be resolved.

Conservation Areas

Further to last month's report, the period for consultation on the Northgate Conservation Area Assessment and proposed extension ends on 1 November. The consultation documents can be viewed with the link

<https://www.darlington.gov.uk/environment-and-planning/planning/conservation-historical-environment/conservation-areas/>

Middleton St George Parish Council has requested a presentation on the proposed railway conservation area in the village, to which we will be invited. We are publicising the two consultation exercises on our website and Facebook page.

3 STOCKTON BOROUGH

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

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

n 23/2223/FUL Erection of 87 dwellings on land East Of Mandale Park Urlay Nook Road Eaglescliffe

Further to previous reports, another revised layout has been submitted and I commented as follows;

The Friends of the Stockton & Darlington Railway note the submission of a revised layout. Our comments of 22 July still stand regarding the absence of tree planting along the northern boundary.

p 24/0249/COU Application for the conversion into 2no dwellings 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, 27/09/2024