

Planning Officer's Report; S&DR Friends Meeting 4 April 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 Cragwood Holiday Park proposed extension

There has been no progress with this application since June 2023.

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

Further to last month's report, we await consultation on the interpretation panel(s).

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

Further to previous reports, we await being consulted by Mr Bell on the design of the mural.

p DM/23/01151/FPA Change of use from agricultural land to private garden; Land North Of Chapel House Phoenix Row

Further to last month's report, it is unclear if the information board required by the condition attached to the planning permission is to be provided.

2 DARLINGTON BOROUGH

i North Road Rail Heritage Quarter – Hopetown

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

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

Further to previous reports, the Conservation Officer's comments on revised details are not available to view online.

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

There is nothing further since last month's report.

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

There has been no progress with this application since October 2023

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

Still nothing to report on the details for information displays and the walking and cycling route. There is evidence to suggest that this development may be delayed for some time.

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

It is understood that this application will be recommended for approval soon.

w 23/00632/OUT Outline planning application for the erection of 3 no. units for industrial/business/storage and distribution use, Land At Lingfield Point. Darlington

Further to last month's report, the following was sent to the Council;

The Friends of the Stockton & Darlington Railway are pleased to note that the approval for the above application includes a section 106 contribution to enhance walking and cycling routes in the vicinity of the development.

The path following the route of the 1825 Stockton & Darlington Railway on the north side of Tornado Way provides sustainable access to the site. However the surface of this path is failing in places and the Friends suggest that some of the s106 money be allocated to its repair.

The Council has not yet responded.

y Walking and Cycling Route; Mill Lane to St George's Way, Middleton St George.

24/00083/DC Upgrade works to provide a serviceable footpath/cycleway including re-surfacing and widening, removal of existing fencing, gates and stiles, replacement gates and bridge

Further to last month's report, the Environment Agency requires a revised Flood Risk Assessment and is unhappy about other matters. An extension of time to decide this application has been agreed for 7 June.

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 and discussion, the following comments were submitted;

The Friends have no objection to the new building, but are concerned about the unsightly visual impact of vehicles stored the open area between the northern boundary of the site and its buildings (see photo). These are readily visible from Tornado Way, a principal road leading into the town. It presents a poor image to visitors and those following the walking and cycling path along the route of the 1825 Stockton & Darlington Railway. Policy ENV2 of the Local Plan requires new development to pay regard to the setting of the S&DR and the Friends wish to raise the possibility of the site occupier being asked to plant a hedge to screen the vehicles from view and to plant some trees generally to enhance the appearance of this prominent site. Trees and a hedge would improve the site's biodiversity.



3 STOCKTON BOROUGH

b 23/0061/REM Details for phases 3-9 for the creation of new urban Park etc at Castlegate.

Further to previous reports, details of all artworks, heritage details and interpretation signage artworks, as required by condition 6 of the planning permission are being handled by others and we have no further planning involvement.

I 23/1730/FUL and 23/1711/LBC Application of render to the existing single storey extension to include removal of 1no window and 1no door, replacement of 1no window and 1no door and installation of 1no roof lantern and other ancillary works. Layfield House, Urray Nook Road, Eaglescliffe.

Further to last month's report, **these applications were granted** by delegated officer authority on 23 March. The following is an extract from the officer's report;

Concerns have been raised by Friends of Stockton and Darlington Railway regarding the widening of a doorway to the single storey extension due to the proposed opening not respecting the existing fenestration of the dwelling. It is acknowledged from the listing that the extension is a later addition to the dwelling and the listing makes reference to this part of the dwelling having no historic interest. Revised plans were sought through the planning process; however, the door opening remains wider than existing. Although the proposed doorway remains wider than existing, the revised plans are considered to make conscious efforts to rectify other elements to the exterior of the dwelling which deter from the overall character of the dwelling. It is therefore considered that on balance, there would be a net positive impact to the exterior of the single storey rear extension.

Conditions have been attached relating to heritage retention, windows and joinery, paint colour, roof lantern and external features. The officer's report can be viewed via the following link;

https://www.developmentmanagement.stockton.gov.uk/online-applications/files/011BE302E509AC354A8D4D04021A1783/pdf/23_1711_LBC--2501111.pdf

Concerns regarding further unauthorised works at the property, such as the painting of the windows, doors, timber and rainwater goods to the exterior, and the installation of hard standing to the rear and new access gates are being considered separately outside of this application.

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.

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 previous reports, a decision has been deferred until 18 June by Highways England.

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

Further to discussion at last month's meeting, I submitted the following comment;

The Friends of the Stockton & Darlington Railway draw attention to the route of the 1825 S&DR through the site. The demolition of the boiler house may uncover remains of the trackbed. Tees Archaeology should be consulted on this, with a view to applying an appropriate condition.

Tees Archaeology have agreed and recommend that archaeological monitoring be carried out during the groundworks on site.

I received a telephone call from the applicant, Ian Waller of Theakston Estates, assuring co-operation on this.

4 MIDDLESBROUGH

Draft Local Plan

Further to last month's report and discussion, 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 1830S&DR extension.

Ross Chisholm, Planning Officer, 30/03/2024