

## **Planning Officer's Report; S&DR Friends Meeting 2 May 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**

Revised details of how the embankment of the Haggerleases Branch is to be affected are expected soon.

#### **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, the planning authority has agreed that an information panel is not required given that the new Walking and Cycling Route and information boards are being provided by the Council.

### **2 DARLINGTON BOROUGH**

#### **i North Road Rail Heritage Quarter – Hopetown**

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

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**

The Conservation Officer has advised improvements to the submitted details.

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

An up to date tree report has been submitted.

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

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**

There is 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) Phase 1 re-submission**

It is understood that this application will be recommended for approval soon. We have recommended a suitably landscaped lineside corridor for the walking and cycling route.

**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, our comments were copied to Richie Starrs and Chris Slaughter, who are making enquiries.

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

An extension of time to decide this application has been agreed for 7 June. 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**

There is nothing further to report since last month. We want a hedge and some trees to screen the open storage of vehicles.

### **3 STOCKTON BOROUGH**

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

We have been notified of revised plans which omit the row of trees alongside Uray Nook Road shown on previous plans. This is not acceptable as far as the setting of the railway is concerned.

**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 last month's report, 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**

Further previous reports, the Council has acknowledge receipt of our comments but have not yet responded to our request for a meeting to discuss policy the protect the 1830S&DR extension.

Ross Chisholm, Planning Officer, 26/04/2024