

Planning Officer's Report; S&DR Friends Meeting 7 April 2022

New applications are in red type. Any updates will be reported at the meeting.

1 DURHAM COUNTY

d DM/21/01647/FPA Change of use of land for the keeping of horses and erection of stables together with the erection of domestic storage building. North Leazes Smallholding Low Greenfields St Helen Auckland

It was reported to last month's meeting that the application had been refused by officer delegation but this has not yet been recorded on the planning portal.

e DM/21/01954/FPA Change of use of land for siting of 15 no. glamping pods Land To The South Of Bridge Inn Gordon Lane Ramshaw

Further to previous reports, the landscaping details have yet to be submitted.

f DM/04293/FPA Installation of below ground pipeline from Lartington Water Treatment Works to Shildon Service Reservoir

Further to last month's report, archaeological documentation has been submitted. The non-technical summary states:

The route of Hags Lane, following the line of the former Roman Dere Street, and the route of the Stockton and Darlington Railway, in an area which is not part of the Scheduled Monument, is crossed by the proposed development. Trial trench evaluation was not undertaken in this area.

g DM/22/00351/AD 6no. information panels (2no. A1 size lectern stands and 4no. A2 sized wall mounted) Locomotion; the NRM at Shildon

Further to last month's report, the application was approved on 30 March.

h DM/22/00002/FPA Change of use of public house to mixed public house and hotel including three storey rear extension and conversion of loft space including 3no. dormer windows to front and 1no. box dormer to rear to provide guest and owner sleeping accommodation Timothy Hackworth 107 Main Street Shildon

Further to last month's report, we submitted our support for the proposed investment in helping to meet demand for visitor accommodation in 2025.

i DM/22/00717/FPA Construction of a new collection building for Locomotion with associated access and landscaping; Land West Of Locomotion The NRM At Shildon Dale Road Industrial Estate Shildon DL4 2RE

This application has been submitted after consultation with several organisations, including the Chair and Vice Chair of the Friends. In addition to expanding the existing museum, the proposals will enhance the setting of the S&DR and are to be welcomed. We have now been formally consulted on the application and Niall Hammond will be responding.

j DRC/22/00067 | Discharge of condition 4 (phasing plan - Phase 1 ONLY) pursuant to planning permission DM/19/00283/OUT | Land To The North Of Newton Park Services Newton Park Coatham Mundeville DL1 3N

This application is for phase 1 of the proposed Forrest Park business/industrial development, but raises issues relating to the provision of the S&DR Walking and Cycling route. Members will recall that our efforts to secure the route, either in permanent or temporary form, alongside the railway were unsuccessful when the outline permission was approved in 2019. Instead, a route through the development was approved, but this has not been incorporated in the submitted plan (see below). My recommendation is that we ask for the provision of a route to be in place by the 2025 bicentenary to be revisited by the recently appointed Walking and Cycling Route Officer and that a route be provided as part of and during the construction of Phase 1.

Unfortunately, there is no consultation on this type of application, but our views should be submitted nonetheless.



2 DARLINGTON BOROUGH

a Land at Vulcan Street/East of Wards Industrial Estate 19/00108/FUL

Further to previous reports, landscaping proposals have still not been submitted.

b Darlington Local Plan

Further to previous reports the final version of the Policies Map, showing the full length of the S&DR and its branch lines, has now been published.

d Fighting Cocks Platform 1 conversion from public house to Sainsbury's convenience store 21/00223/OUT.

It was verbally reported to last month's meeting that the stairs to the upper floor had been demolished and that the approved ground floor layout plan included no replacement. Sainsbury's have since confirmed that access for maintenance will be provided, although it is not known how.

22/00216/FUL | Installation of ATM on west elevation | Sainsburys Supermarket PLC Darlington Road MIDDLETON ST GEORGE DARLINGTON DL2 1JT

We have been asked for our views on the positioning of the ATM on the western wall of the new extension, but this raises no impact on the character of the heritage asset and we have raised no objections.

22/00254/ADV | Display of 1 no. externally illuminated double sided projecting sign, 1 no. ATM surround sign and re-location of 4 no. wall mounted signs on west elevation | Sainsburys Supermarket PLC Darlington Road MIDDLETON ST GEORGE DARLINGTON DL2 1JT

We have been asked for our views on this application to replace the previous consent for signage. The main difference is relocating the projecting sign from the eastern (Sadberge Road) elevation of the existing building to the wall of the new extension on the west elevation next to the ATM. We have submitted no objections subject to a condition requiring the illuminated signs to be extinguished when the store is closed.

f 21/00529/FUL Residential development comprising of 260 no. dwellings including access, open space, landscaping, sustainable drainage systems and associated infrastructure and works Land To The West & South Of Station Road Station Road MIDDLETON ST GEORGE

Further to previous reports, this application has not yet been approved.

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

Further to last month's report, an extension of time has been agreed to allow amended plans, including the footpath and cycle links to Elmtree St and the S&DR route, to be submitted.

n 21/01468/OUT | Outline application with all matters reserved for mixed use development consisting of light industrial, general industrial, storage and distribution uses and/or hot food takeaway and a petrol filling station with associated retailing Land East Of Lingfield Estate Lingfield Point DARLINGTON

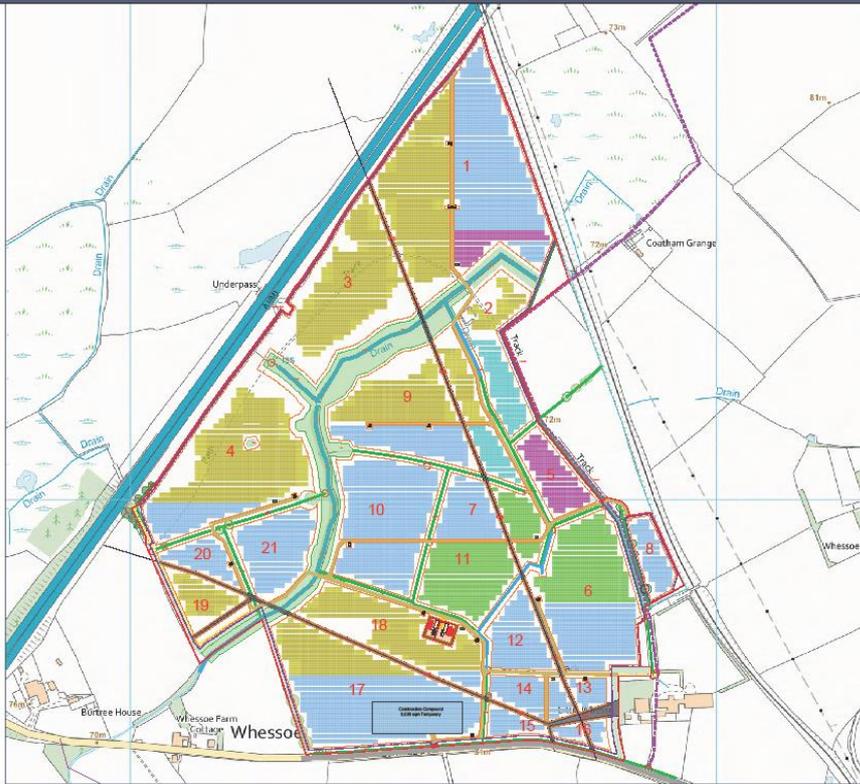
Further to last month's report, there are a number of outstanding issues to be resolved before permission can be granted.

o 22/00213/FUL | Installation of a solar farm comprising of ground mounted bifacial solar panels, access tracks, string inverters, transformers, substation, storage containers, underground cables and conduits, perimeter fence, temporary construction compound and associated infrastructure and planting scheme | Land North Of Burtree Lane Burtree Lane DARLINGTON

This application has serious implications for the setting of the S&DR, notably the non-designated heritage asset of the Myers Flat embankment, the potential route for the Walking and Cycling Route and the recently listed bridge. We have submitted the following holding comments and we have been allowed until 25 April to submit full comments.

Thank you for requesting advice from the FSDR on this application. Due to various commitments and the number of documents accompanying the application, the Friends would be grateful if you can agree to an extension of time to Monday 25 April to submit comments. Please can you also check that all documents are available on your planning portal; in particular Appendix 7 Cultural (Heritage/Archaeology) is referred to elsewhere but seems to be missing with only selected figures uploaded? Meanwhile it will be of interest to you to note that the Friends will refer to Local Plan policy ENV2 and the impact that the proposals will have on the setting of the S&DR. This includes the view of the historic Myers Flat embankment from the A1(M) and from the public footpath between Whessoeville and Coatham Grange accommodation bridge. In addition, we will be looking at the possible impact on the setting of the recently listed accommodation bridge over the line to the north of Whessoeville and at the implications of the proposals on the S&DR Walking and Cycling Route. As a result of the above, the Friends will be recommending changes to the proposals in order to reduce their impact.

Our recommendations for changes to the proposals will be outlined and discussed at the meeting so that members can have their say.



BURTREE LANE SOLAR FARM

Proposed Site Layout

Figure 2 (Rev 1)

KEY

- North
- Application boundary
- PV boundary
- Fence and Gate
- Solar panels (lowest edge 0.9m)
- Solar panels (lowest edge 1.1m)
- Solar panels (lowest edge 1.3m)
- Solar panels (lowest edge 1.5m)
- Solar panels (lowest edge 1.7m)
- Transformer
- Spare Parts Container
- Substation Area and Fence
- Access Track
- Landowner Access Track
- Existing Overhead Line
- Public Footpath
- Existing Vegetation
- Existing Watercourse/ ditch
- Proposed Hedgerow
- Proposed Tree Belt

PREPARED ON BEHALF OF A Client of



Scale 1:5 000 at A3

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3 STOCKTON BOROUGH

There are no new applications to report

Ross Chisholm
Planning Officer
FSDR
02 04 2022