

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

There is still nothing further to report since last July's meeting.

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

This application was approved by the County Planning Committee on 11 January, subject to conditions and a legal agreement under the Wildlife and Countryside Act. 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, Council officers have confirmed that the hedge is to be removed and that Mr Bell is responsible for securing the Friends' approval of the design for the mural. The planning officer is investigating the excessive height of piles of scrap within the yard and spilling over the wall on to the trackbed.

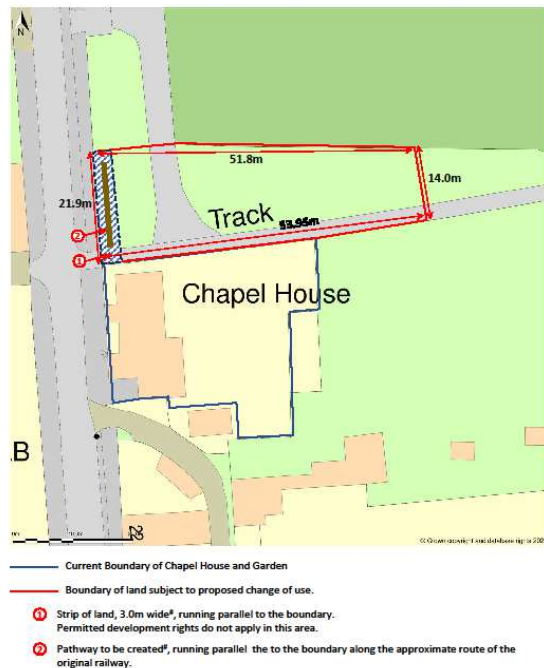
p DM/23/01151/FPA Change of use from agricultural land to private garden; Land North Of Chapel House Phoenix Row

Further to last month's report, **this application was approved** by delegated officer authority on 29th February. The earlier proposal for the track installation was abandoned and replaced by a proposal to reserve a 3 metre wide corridor inside the boundary carrying a path on the approximate line of the railway, see plan below. The officer's report confirms support for this from the Friends and the Design and Conservation Officer.

The permission has two conditions;

Condition 3 removes permitted development rights from the blue hatched area so that the railway corridor remains unobstructed; and

Condition 4 requires an interpretation board recognising the presence of the Stockton and Darlington Railway to be erected on site, in accordance with a scheme to be first submitted to and approved in writing by the local planning authority. The interpretation board shall thereafter be retained for a minimum period of 10 years.



q DM/23/02905/FPA Erection of industrial buildings etc. Plot 3B Merchant Park, Millennium Way, Aycliffe Business Park

Further to last month's report, **the application was approved** subject to a legal agreement and conditions by the County Planning Committee on 6 February. The Local Plan policy for the S&DR was taken into account and the officer's report says; *'the proposal will cause no harm directly or indirectly to the assets due to the distance from the designated assets and the landscape buffer which sits between the proposal and the SDR.'*

r DM/23/03785/AD Erection and display of various directional signs and advertisements on the existing buildings and structures and around Locomotion NRM Shildon.

Further to last month's report, **this application was approved** by officer delegated authority on 31 January.

2 DARLINGTON BOROUGH

f 21/00529/FUL Residential development by Story Homes of 260 no. dwellings on Land To The West & South Of Station Road Station Road MIDDLETON ST GEORGE

Further to last month's report, Members will be updated on the receipt and use of the £10,000 towards research and interpretation of the S&DR when information becomes available.

i North Road Rail Heritage Quarter – Hopetown

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

Further to previous reports, the Conservation Officer's concerns regarding pipework in the Victorian toilets area and glazing details have largely been satisfied by revised drawings, but some details need to be resolved before approval can be granted.

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

It is not proposed to comment on these relatively minor changes but members can view the proposals with the link https://publicaccess.darlington.gov.uk/online-applications/files/31B2CB6AF7C9B2F296A62657D90A9F43/pdf/24_00133_CON-PROPOSED_ELEVATIONS_CARRIAGE_WORKS-2043539.pdf

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

Still nothing further to report since December's meeting.

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

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

More sets of drawings for Phase 1 have been submitted but they do not affect the comments we submitted a year ago and confirmed recently.

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 previous reports, **this application was approved** on 27 February under delegated officer authority.

The officer's report says;

The Stockton-Darlington Railway Route runs immediately north of the adjacent highway. As such, consideration was given within the submission on the impact of the proposal in the setting of this with a Heritage Impact Assessment. This sets out the following: 'The original route of the Stockton and Darlington Railway runs along the northern side of the B6279 Tornado Way and is now followed by a cycle path forming part of a planned walking and cycling route along the full 26-mile route of the Stockton and Darlington Railway. It is not considered that the proposed development will have any impact upon any physical remains of the railway or its setting. It is anticipated that any future planned associated interpretation, opening of the route to provide a green way for leisure and tourist visits, and as an education resource, would be sited on the north side of the B6279 rather than on the south side adjacent to the Site and would not be affected by the proposed development'.

It is considered that the assessment made is accurate for the purposes of this application, but the comments from the Friends of Stockton and Darlington Railway are noted, in that careful consideration should be given to matters of design, including lighting and landscaping, which would be carefully considered at reserved matters stage, which would also be subject to consultation.

The permission is in outline and is subject to conditions and a section 106 agreement. A sustainable transport contribution will be used to enhance the walking and cycling routes in the vicinity of the development. The S&DR path alongside Tornado Way gives access to the site but the surface is beginning to fail in places and this should be repaired. We look forward to being consulted on detailed matters regarding landscaping and design of the buildings.

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

We were requested for comments and advice by 4 March and the following was submitted;

Thank you for seeking the comments and advice of the Friends on this application. We support the application subject to the following comments.

The Statement of Community Involvement accurately records the comments made by the Friends regarding the design of access gates. These still stand.

In addition, it should be noted that this length of new path will add another important link in the S&DR Walking & Cycling Route. There will be a continuous purpose built footpath and cycleway extending approximately seven kilometres from here to the Haughton Road roundabout in Darlington. Unfortunately there is nowhere for walkers to sit and rest along the whole distance. The only proposal is at Fighting Cocks where the Friends are obliged to provide two picnic tables as a result of inheriting the condition attached to the conversion of the Fighting Cocks pub into a Sainsbury's Local store.

The Friends therefore recommend that simple bench seating be provided as part of the work to improve this section of path. This could be sponsored by local businesses if the budget is tight.

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

The new building will be seen from the S&DR Walking and Cycling Route running along the northern side of Tornado Way. There is no objection to it but the opportunity should be taken to improve the appearance of the site by planting some trees and a hedge along the site's northern boundary to screen or reduce the visual impact of the unsightly open area of car storage.



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, we still await the submission of details of all artworks, heritage details and interpretation signage artworks, as required by condition 6 of the planning permission.

l 23/1730/FU L 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, Urlay Nook Road, Eaglescliffe.

Further to previous reports we have been notified of revised plans. We have reaffirmed our earlier comments as follows

Thank you for notifying the Friends of the Stockton & Darlington Railway of revised plans. Unfortunately these still propose glazing panels to the kitchen doors to be out of keeping with the rest of the original windows in this listed building and the comments we submitted on 6 October stand.

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.

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

There is nothing further to report since last month's meeting.

o 23/2250/DLO Prior approval for erection of new footbridge including lifts and new staircases, renewal of the existing footbridge, ticket office and taxi office, construction of new brick modular waiting shelter and taxi building. Eaglescliffe Railway Station.

Further to last month's report, **this application was approved** on 31 January

Ross Chisholm, Planning Officer, 04/03/2024