

City of Durham

At a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held in the Town Hall, Durham, on Wednesday, 22nd November, 2006, at 5.30 p.m.

Present: Councillor Young (in the Chair)
and Councillors Bell, Gibbon, Hawgood, Howarth, Jackson, Lightley, Rochford, Simpson, Southwell, Syer, Taylor and Wolstenholme.

Also Present: Councillors Hepplewhite, Kellett, Marsden, Smith and Turnbull.

371. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Crathorne, Griffin, Hopgood, Kinghorn, Lodge, Norman and Stoddart.

372. MINUTES

The Minutes of the Meeting held on 1st November, 2006, were confirmed as a correct record and signed by the Chairman.

Report of Head of Planning Services

373. REPORTS FOR INFORMATION

Reports in relation to the following items had been circulated:-

(a) Notice of Outcome of Secretary of State's Call In:-

Proposed demolition of industrial shed containing health and fitness club and associated single storey buildings including those of former Mill in connection with the proposed erection of 99 apartments plus 6 living/workspaces, local heritage facility building, together with outdoor cultural space, resident amenity space and underground parking on land at Meridian Health & Fitness, Walkergate, Durham for Hay & Kilner Solicitors (Refs: 4/05/00207 and CAC 4/05/00210)

(b) Notice of Planning/Enforcement Appeals which had been lodged with the City Council:

- (i) Appeal by Utopian (ONE) Limited – Site at Unit 3, Walkergate, Durham, DH1 1SQ
- (ii) Appeal by Mr A Hodgson – Site at Land at Aldin Grange Hall, Bearpark, Durham, DH7 7AR
- (iii) Appeal by Mr P McGowan – Site at land to rear 40 Fieldhouse Lane, Durham, DH1 4LT
- (iv) Appeal by Mr S Carr – Site at 14 Scardale Way, Belmont, Durham
- (v) Appeal by Kepier Homes LLP – Site at Ustinov College/Kepier House, Mayorswell Close, Durham

(b) Notice of the Outcome of Planning/Enforcement Appeals which had been lodged with the City Council:

- (i) Appeal by Mr A Wylie – Site at South Gables, Ancroft Garth, High Shincliffe, Durham, DH1 2PR

- (ii) Appeal by Mr D Onions (Agent) – Site at The Newton Grange Hotel, Finchale Road, Newton Hall, Durham
- (iii) Appeal by Mr J Spottiswood – Site at Ludworth Cottage, East View, Ludworth, Durham

- (d) Applications – Determined under Plenary Powers

- (e) Building Control Applications

Resolved: That the reports be noted.

374. RECOMMENDATIONS ON OTHER APPLICATIONS

The Head of Planning Services presented reports on the following applications and the following decisions were made:-

Note: Councillors Bell and Southwell declared a personal interest in the undermentioned application and remained in the Meeting during consideration thereof.

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| (a) 06/00729/FPA Durham Villages Regeneration | Site of former Council Offices, John Street South, Meadowfield, Durham Demolition of existing buildings and erection of 3 no. four storey blocks to provide 40 no. two bedroom flats, with road access, servicing and parking for 45 cars |
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Resolved: That the application be **APPROVED** subject to the following conditions:-

- (1) T1 - Time Limit
- (2) DT4 - External Materials
- (3) DT8 - Enclosure Details
- (4) DT10 - Hardstanding/Surface Materials
- (5) DT11 - Fenestration Details
- (6) DT12 - Windows in Reveal
- (7) DT15 - Roof Details
- (8) DT23 - Drainage Scheme
- (9) LA2 - Landscaping Scheme
- (10) - Before development is commenced accurate sections showing the existing and proposed levels on site must be submitted to and approved in writing by the Local Planning Authority, with all development in full accordance with said approval.
- (11) - No building works by the developers or their contractors shall be carried out outside the hours of 8.00am to 6.30pm Monday to Friday, 9.00am to 5.00pm Saturday, with no works on any Sunday or Bank Holiday. The developer will provide a written named contact available to be forwarded any problems which may occur.
- (12) - No residential unit shall be occupied until the full recommendations of the 'Bat

Survey Report', July 2006, prepared by Barrett Environmental Ltd have been adhered to and implemented.

- (13) - The development permitted by this planning permission shall not be initiated by the undertaking of a material development as defined in Section 56(4)(a)-(d) of the Town & Country Planning Act 1990, before the written agreement of the Local Planning Authority to a scheme to make provision for the format, details, and implementation of an installation of public art to be sited on the area identified on the approved layout plan, 436/3 (generic).

(b) 06/00799/OUT
PJ Campbell

**Dove Grove, Browney, Durham, DH7 8HX
Outline planning application for erection of nine dwellinghouses**

Resolved: (i) That the Local Planning Authority be **MINDED TO APPROVE** the application subject to the following conditions and the matter be referred to the Secretary of State for Communities and Local Government under the Town & Country Planning (Development Plans and Consultations) (Departure) Directions 1999:-

- (1) T2 - Time Limit
- (2) DT1 - Outline Details
- (3) LA4 - Retention of Existing Trees
- (4) DT23 - Drainage Scheme
- (5) - Prior to the commencement of the development or demolition, full details of the demolition works shall be provided in a statement to the Local Planning Authority, and approved in writing. This statement shall include methodology; removal of materials; any remediation works (either temporary or permanent); and if applicable, the phasing of demolition, operations and development. The demolition and development shall thereafter be carried out strictly in accordance with that statement unless otherwise agreed in writing with the Local Planning Authority.

(ii) That authorisation be given to serve a Tree Preservation Order on the mature trees on and adjacent to the site worthy of protection.

(c) 06/00837/FPA
Knightsbridge
Developments NE Ltd

**Site at the corner of Bent House Lane and Front Street, Sherburn Road, Durham
Demolition of existing buildings and erection of 16 no. apartments and 4 no. dwellinghouses with associated part covered parking area and bin store**

Resolved: That the application be **APPROVED** subject to the following conditions:-

- (1) T1 - Time Limit [Full Approval] 2004
- (2) DT4 - External Materials
- (3) DT5 - Materials Sample
- (4) DT8 - Enclosure (Details to be Agreed)
- (5) DT10 - Hardstanding/Surface Materials
- (6) DT12 - Windows in Reveal
- (7) DT16 - Dry Pointed Verges
- (8) PD1 - Removal of PD (Garages)
- (9) PD2 - Removal of PD (Outbuildings)
- (10) PD3 - Removal of PD (Fences, Gates & Walls)
- (11) PD4 - Removal of PD (Extensions)
- (12) LA2 - Landscape Scheme
- (13) CL01 - Contaminated Land Risk Assessment
- (14) CL02 - Approved Method Statement
- (15) CL03 - Addendum Method Statement
- (16) CL04 - Remediation Report
- (17) CL06 - Oil Interceptor
- (18) - Before the first dwelling hereby approved is occupied a commuted sum for the benefit of local community facilities shall be paid to the Local Planning Authority in lieu of the provision of open space and play space within the development. Such sum shall be calculated in accordance with the requirements of Appendix 3 of the City of Durham Local Plan 2004".

(d) 06/00877/FPA
N Dawson

**Former Dryburn Hospital Site, Southfield Way,
Durham
Erection of 2/3 storey, 84 bed care home with
associated parking, road access and amenity space**

Resolved: That the application be **APPROVED** subject to the following conditions:-

- (1) TL1 - Time Limit
- (2) DT4 - External Materials
- (3) DT5 - Materials Sample
- (4) DT8 - Enclosure (Details to be Agreed)
- (5) DT10 - Hardstanding/surface Materials
- (6) DT23 - Drainage Scheme
- (7) DT28 - Flues, Vents & Extracts
- (8) LA2 - Landscape Scheme
- (9) LA4 - Retention of Existing Trees
- (10) LA5 - Protection of Trees during Construction
- (11) FD5 - Refuse Provision
- (12) CL01 - Contaminated Land Risk Assessment
- (13) CL02 - Approved Method Statement
- (14) CL03 - Addendum Method Statement
- (15) CL04 - Remediation Report
- (16) CL06 - Oil Interceptor
- (17) - Notwithstanding the information shown on the submitted drawings, full details of all proposed balconies, to the scale of 1:20,

shall be submitted to, and agreed in writing by, the Local Planning Authority prior to development commencing, and thereafter said balconies shall be constructed in full accordance with that agreement.

Note: Councillor Simpson declared a personal interest in the undermentioned application and remained in the Meeting during consideration thereof.

(e) **06/00897/FPA**
M Ibbot

22 Albert Street, Durham, DH1 4RL

Alterations involving creation of sunken patio/ planting area to rear of existing dwellinghouse with garden steps. Construction of balcony area above sliding doors at ground floor level and construction of bay window at first floor level

Resolved: That the application be **APPROVED** subject to the following conditions:-

- (1) T1 - Time Limit Full Approval 2004
- (2) DT4 - External Materials
- (3) DT11 - Fenestration Details
- (4) - Notwithstanding the information shown on the approved plans, the materials, finish and design of the balcony rail should be submitted to and approved by the Local Planning Authority in writing before development is commenced and thereafter implemented and retained in accordance with the agreed details.

The Meeting terminated at 6.30 p.m.

Chairman