

City of Durham

At a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held in the Town Hall, Durham, on Wednesday, 24th January 2007, at 5.30 p.m.

Present: Councillor Norman (in the Chair)
and Councillors Bell, Carr, Gibbon, Hopgood, Howarth, Jackson, Kinghorn, Lightley, Simpson, Southwell, Stoddart, Syer, Taylor, Walker, Wolstenholme and Young.

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

475. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Crathorne, Lodge and Rochford.

476. MINUTES

The Minutes of the Meeting held on 13th December, 2006, were confirmed as a correct record and signed by the Chairman.

Report of Head of Planning Services

477. REPORTS FOR INFORMATION

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

- (a) Notice of Planning/Enforcement Appeals which had been lodged with the City Council:
 - (i) Appeal by Mr S Hackworth – Site at 20 Litchfield Road, Newton Hall, Durham, DH1 5QN
 - (ii) Appeal by Mr G Brown – Site at 10 St. Lawrence Road, High Pittington, Durham, DH6 1BA
 - (iii) Appeal by Melorform Holdings Limited – Site at Builders Yard, land to rear of Providence Place, Gilesgate Moor, Durham

- (b) Notice of the Outcome of Planning/Enforcement Appeals which had been lodged with the City Council:
 - (i) Appeal by JD Seymour and R Hetherington – Site at 1 Grove Cottages, Coxhoe, Durham, DH6 4EQ
 - (ii) Appeal by Mr and Mrs Rutherford – Site at Low Raisby Farmhouse, Kelloe, Durham, DH6 4PW
 - (iii) Appeal by S Carr – Site at 14 Scardale Way, Belmont, Durham, DH1 2TX
 - (iv) Appeal by Utopian (One) Limited – Site at Unit 3, Walkergate, Durham, DH1 1SQ
 - (v) Appeal by J Tipling, Site at Old Hall Farm, Sleetburn Lane, Langley Moor, Durham, DH7 8LQ

- (c) Applications – Determined under Plenary Powers

- (d) Building Control Applications

- (e) Management Information – Quarterly Reports

Building Control Local Performance Indicators

Resolved: That the reports be noted.

478. DECISION MADE BY THE COUNTY COUNCIL

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

CM4/06/1013

Durham County Council

Durham Johnston Comprehensive School, Red Hills Lane, Durham, DH1 4SU

Enabling works in association with proposed new school including access roads, temporary buildings, storage containers, playground and car park

The above application was considered by the City Council under delegated powers on 31st October, 2006, when it was resolved to offer no objection.

Durham County Planning Committee had now considered the proposal and resolved to approve the application subject to conditions.

Resolved: That the report be noted.

479. RECOMMENDATIONS ON OTHER APPLICATIONS

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

- (a) **06/00975/FPA**
D Coleman

Land at Whitefriars to the rear of Chartwell, Hallgarth View, High Pittington, Durham
Erection of detached dwellinghouse and garage

Following a site inspection by the Committee in relation to this application on 23rd January, 2007, it was:-

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

- (1) T1 - Time Limit Full Approval 2004
- (2) DT4 - External Materials
- (3) DT8 - Enclosure Details to be Agreed
- (4) DT12 - Windows in Reveal
- (5) DT23 - Drainage Scheme
- (6) PD1 - Removal of PD Garages
- (7) PD2 - Removal of PD Outbuildings
- (8) PD4 - Removal of PD Extensions
- (9) - The dwelling hereby approved shall not be occupied until the footpath of the width and surfacing materials shown on the drawing layout of site and adjoining properties (amended Plan), sheet 7 of 7, received 2nd January 2007, and as

specified in the letter of the same date,
has been provided.

(b) 06/00993/FPA
J Penny

**Land rear of Glens Flats, High Pittington, Durham
Erection of two storey pitched roof dwellinghouse
with roof accommodation and erection of detached
triple garage and alterations to route of public right
of way (revised and resubmitted proposal)**

Following a site inspection by the Committee in relation
to this application on 23rd January, 2007, it was:-

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

- (1) T1 - Time Limit Full Approval 2004
- (2) DT4 - External Materials
- (3) DT8 - Enclosure Details to be Agreed
- (4) DT10 - Hardstanding/Surface Materials
- (5) LA2 - Landscaping Scheme (Full/Reserved Matter)
- (6) DT12 - Windows in Reveal
- (7) DT23 - Drainage Scheme
- (8) PD1 - Removal of PD Garages
- (9) PD2 - Removal of PD Outbuildings
- (10) PD4 - Removal of PD Extensions
- (11) - Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no fences, gates or walls, other than those expressly authorised by this permission, shall at any time be erected without the grant of further specific permission from the Local Planning Authority.
- (12) - Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no additional windows, rooflights, doors or other openings (other than those expressly authorised by this permission) shall be inserted at any time without the grant of further specific permission from the Local Planning Authority.
- (13) - That notwithstanding the information shown on the submitted plans the obscured windows to the north east elevation hereby approved shall be obscure glazed to the satisfaction of the Local Planning Authority and shall remain so thereafter in accordance with the approved scheme.
- (14) - Details of the precise width and surfacing materials of the section of Public footpath no. 23 to be diverted shall be submitted to

and approved by the Local Planning Authority before the development commences and the dwelling hereby approved shall not be occupied until the said works to the footpath have been completed.

(ii) That authority be given to the making of an Order under Section 257 of the Town & Country Planning Act 1990 to the diversion of the public footpath, subject to the applicant paying the Council's administrative and advertisement costs.

(c) **06/01010/FPA
Emmanuel Church
(The Durham Centre)**

**Formerly Esschem Europe, Unit 2, Belmont Industrial Estate, Belmont, Durham
Change of use, extension and alterations to building to create business centre containing offices and conferencing facilities, including 330/350 seat auditorium, also to be used for church services on a weekly basis**

ITEM WITHDRAWN

(d) **06/01070/FPA
Kensington Associates**

**The Winnings, Esh Road, Ushaw Moor, Durham
Demolition of former club and erection of 12 no. apartments and 6 no. terraced houses with associated parking area**

ITEM WITHDRAWN

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

(e) **06/01092/FPA
Durham Villages
Regeneration**

**Land at Lynn Crescent/Front Street, Cassop, Durham
Erection of 21 dwellings and associated garages, roads and footpaths and 15 replacement garages, including closure of existing road (amended description and amended plans)**

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

- (1) T1 - Time Limit Full Approval 2004
- (2) DT4 - External Materials
- (3) DT8 - Enclosure Details to be Agreed
- (4) DT10 - Hardstanding/Surface Materials
- (5) DT12 - Windows in Reveal
- (6) DT23 - Drainage Scheme
- (7) LA2 - Landscaping Scheme (Full/Reserved Matter)
- (8) - Before the development commences full details of a street lighting scheme shall be submitted to the Local Planning Authority and approved in writing. Unless otherwise agreed in writing with the Local Planning Authority the street lighting shall then be implemented before/when the

- development is 75% complete.
- (9) - Before the development commences full details of the bin storage areas including the external appearance and materials of these areas shall be submitted to the Local Planning Authority and approved in writing. The bin storage areas shall then be provided before the development is occupied and retained as such thereafter.
- (10) - Before the development commences full details of a landscaping scheme on land to the north west of the application site facing Front Street and annotated 'village green' on the submitted application shall be submitted to the Local Planning Authority and approved in writing. The details of the landscaping scheme shall be in accordance with the requirements of Condition 7 of the decision notice.
- (11) - Before the development commences full details of the materials proposed on the footpaths shall be submitted to the Local Planning Authority and approved in writing. The materials shall then be implemented in accordance with the approved scheme.
- (12) - Before the development commences a report shall be submitted to the Local Planning Authority and approved in writing detailing the timescale for the removal of the existing garages and the development of the new garage court approved on the submitted plans. The removal of the existing garages and development of the new garage court shall then be implemented in accordance with the approved details.
- (13) - Notwithstanding the details shown on the submitted plans this permission shall not relate to the house type referenced 1011 received on the 31st October 2006. Before the development commences full details of an amended house type with a pitched roofed dormer shall be submitted to the Local Planning Authority and approved in writing. The development shall then be undertaken in accordance with the approved details.

Note: Councillor Simpson left the Meeting at 6.42 p.m.

The Meeting terminated at 6.45 p.m.

Chairman