

## City of Durham

At a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held in the Town Hall, Durham, on Thursday, 15<sup>th</sup> February, 2007, at 5.30 p.m.

**Present:** Councillor Norman (in the Chair)  
and Councillors Bell, Carr, Crathorne, Gibbon, Griffin, Grimes, Howarth, Lightley, Shaw, Simpson, Southwell, Stoddart, Syer, Wolstenholme and Young.

**Also Present:** Councillors Graham, Hepplewhite, Holland, Kellett, Marsden, Moderate, Reynolds, Robinson, Smith and Wynn.

### 493. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hopgood, Lodge and Walker.

### 494. MINUTES

The Minutes of the Meeting held on 24<sup>th</sup> January, 2007, were confirmed as a correct record and signed by the Chairman.

### Report of Director of Legal & Administration Services

#### 495. REPORT FOR INFORMATION

The Director of Legal & Administration Services submitted a Report for Information in relation to the cash received by the City Council from developers as part of planning conditions, a copy of which had been placed in the Members' Room.

**Resolved:** That the report be noted.

### Report of Head of Planning Services

#### 496. 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 P Nieuwenhuis – Site at Melkridge House, 95 Gilesgate, Durham, DH1 1JA
  - (ii) Appeal by J Charlton – Site at 224 Finchale Road, Durham, DH1 5QP
  - (iii) Appeal by Dillion Butters – Site at land at former Cape Asbestos Works, Durham Road, Bowburn, Durham
  - (iv) Appeal by C Kell – Site at land to the south west of 27 Steetley Terrace, Quarrington Hill, Durham, DH6 4QJ
  - (v) Appeal by W Fitzsimmons – Site at smallholding at Pit House Lane, Leamside, Durham
  - (vi) Appeal by J Watson – Site at land east of Avenue House, High Shincliffe, Durham, DH1 2PY

- (b) Notice of the Outcome of Planning/Enforcement Appeals which had been lodged with the City Council:
  - (i) Appeal by Mr & Mrs S Schofield – Site at 21A Hallgarth Street, Durham
  - (ii) Appeal by Vestbrown Ltd – Site at land adjacent to 11 Parkfield, Parkhill, Coxhoe, Durham
  - (iii) Appeal by A Hodgson – Site at Aldin Grange Hall, Bearpark, Durham, DH7 7AR
- (c) Applications – Determined under Plenary Powers
- (d) Building Control Applications
- (e) Proposal to serve an Article 4(2) Direction  
Crossgate in Durham (City Centre) Conservation Area
- (f) Management Information – Quarterly Reports

Development Control Performance Indicators

It was important that Council Officers and Members received information relating to the performance of the Development Control service as measured by the Government Best Value Performance Indicators (BVPI's). The statistics circulated in the Report for Information indicated a sustained level of improved performance relative to Government targets, within the context of an increased number of applications and a high volume of development enquiries. Measures were being implemented to raise standards of performance and maintain a commitment to continuous improvement via the Council's restructure. There was a regular review of performance relating to Development Control at the Environment and Leisure Performance Clinic.

- (g) Tree Preservation Order  
PN1/392 – 6A Fieldhouse Lane, North End, Durham

**Resolved:** That the reports be noted.

**497. RECOMMENDATIONS ON OTHER APPLICATIONS**

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

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| <p>(a) <b>06/01116/FPA</b><br/><b>Miller Homes Ltd –</b><br/><b>North East Region</b></p> | <p><b>Durham County Council Service Direct, Finchale Road, Newton Hall, Durham</b><br/><b>Erection of 208 dwellings with associated access, parking, SUD provision, and footpath link improvements</b></p> |
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**Resolved:** That the application be **REFUSED** for the following reasons:-

- (1) The proposed development, by virtue of its housing type mix and lack of affordable housing, would fail to meet the objectives of City of Durham Local Plan 2004 Policy H12 –

Affordable Housing: Ensuring a Range of House Types.

- (2) The proposed development, by virtue of its layout and disposition of dwellings, would lead to conditions prejudicial to the level of residential amenity those living both within the development and bounding it can reasonably expect to enjoy. This would run contrary to the objectives of City of Durham Local Plan 2004 Policy H13 – Residential Areas – Impact upon Character and Amenity.

**Note:** *Councillors Griffin, Grimes, Kellett, Marsden, Reynolds, Robinson, Smith and Syer left the Meeting at 7.05 p.m.*

**Note:** *Councillor Moderate left the Meeting at 7.10 p.m.*

(b) 06/01130/CAC  
06/01134/CAC  
06/01212/FPA  
06/01213/FPA  
06/01214/FPA  
Hope Estates

**7, 8 & 9 Waddington Street, Durham, DH1 4BG  
Demolition of rear offshoot in connection with  
erection of single storey pitched roof extension to  
rear of existing dwelling (resubmission)**

**Resolved:** (i) That the application nos. 06/01130/CAC and 06/01134/CAC be **REFUSED** for the following reason:-

The Local Planning Authority considers that the application is not accompanied by acceptable development proposals, and is therefore considered contrary to Policies E6 and E22 of the City of Durham Local Plan, 2004.

(ii) That application nos. 06/01212/FPA, 06/01213/FPA and 06/01214/FPA be **REFUSED** for the following reasons:-

- (1) The Local Planning Authority considers that the proposed single storey rear extension, by virtue of its scale, design and materials, would not be sympathetic and sensitive to the character of the area and would therefore fail to preserve or enhance the character and appearance of the Durham (City Centre) Conservation Area, contrary to Policies E6, E22 and Q9 of the City of Durham Local Plan 2004.
- (2) The Local Planning Authority considers that the proposed single storey rear extension would provide additional student accommodation which would adversely affect the amenity of nearby residents and would be out of scale and character with its surroundings contrary to Policy H9 of the City of Durham Local Plan 2004.
- (3) The Local Planning Authority considers that the proposed single storey rear extension would detract from the character of the open

space to the rear of the site which possesses important visual and environmental attributes, contrary to Policy E5a of the City of Durham Local Plan 2004.

**Note:** Councillors Crathorne, Graham, Hepplewhite, Holland and Wynn left the Meeting at 7.55 p.m.

(c) 06/01158/RM  
Alexage Ltd

**Land between Dragon Lane and Rennys Lane, Dragonville, Durham**  
**Discharge of reserved matters in respect of layout, scale, appearance, access and landscaping relative to outline planning permission 4/01/146 for Class A1 non food retail development**

**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) LA3 - Landscaping Implementation Submitted Schedule
- (6) RU8 - Control of Open Storage
- (7) CL06 - Oil Interceptor
- (8) - Details of all external lighting, including lighting columns, lanterns and the intensity of proposed light levels, shall be agreed in writing with the Local Planning Authority prior to occupation of the approved buildings, and implemented thereafter in full accordance with that agreement.
- (9) - The development shall be laid out in accordance with the approved elevational drawings [34; 350 08].
- (10) - The development shall be laid out in accordance with the "Proposed Layout Plan" [34; 350 04].
- (11) - Prior to the erection of internal walls or other internal fixed structures, which determine the internal layout of the development, layout plans which confirm the location of these walls and structures shall be submitted to, and approved in writing by, the Local Planning Authority. These plans shall be substantially in accordance with the illustrative internal layout plans submitted with the planning application [plan ref: N 34;350 03].

The Meeting terminated at 8.00 p.m.

Chairman