

## City of Durham

At a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held in the Gala Theatre, Durham, on Thursday, 29<sup>th</sup> March, 2007, at 5.30 p.m.

**Present:** Councillor Norman (in the Chair)  
and Councillors Crathorne, Howarth, Jackson, Kinghorn, Lightley, Lodge, Shaw, Simpson, Southwell, Stoddart, Syer, Wolstenholme and Young.

**Also Present:** Councillors

### 594. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bell, Carr, Gibbon, Hopgood and Taylor.

### 595. MINUTES

The Minutes of the Meeting held on 8<sup>th</sup> March, 2007, were confirmed as a correct record and signed by the Chairman.

### Report of Head of Planning Services

### 596. 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 Harrison Properties Ltd – Site at Unit 41, 22 Dragonville Industrial Park, Dragon Lane, Durham, DH1 2XH
  - (ii) Appeal by Harrison Properties Ltd – Site at Costspex Opticians, Unit 41, Dragonville Industrial Park, Dragon Lane, Durham, DH1 2XH
  - (iii) Appeal by J Petrie – Site at St. Aidan's Church, Front Street, Framwellgate Moor, Durham, DH1 5BL
  - (iv) Appeal by P McGowan – Site at 9 Mountjoy Crescent, Durham, DH1 3BA
  - (v) Appeal by G Marshall – Site at Shippon House, Smithy Farm, Old Cassop, Durham, DH6 4QA
- (b) Notice of the Outcome of Planning/Enforcement Appeals which had been lodged with the City Council:
  - (i) Appeal by SC Ryder – Site at land to rear of 15 The Avenue, Coxhoe, Durham, DH6 4AD
  - (ii) Appeal by W Morgan – Site at former site of SG Petch Garage, Front Street, Framwellgate Moor, Durham, DH1 5EJ
- (c) Applications – Determined under Plenary Powers
- (d) Building Control Applications
- (e) Confirmation of Tree Preservation Order

9 Vicarage Terrace, Coxhoe, Durham

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

### 597. RECOMMENDATIONS ON OTHER APPLICATIONS

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

- (a) **07/00020/LB** **Town Hall, Market Place, Durham**  
**City of Durham Council** **Various internal alterations in connection with access alterations and redecorations**

**Resolved:** That Members be **MINDED TO APPROVE** the application subject to the following conditions and that the application be referred to the Government Office for the North East for ratification:-

- (1) T1 - Time Limit Full Approval 2004
- (2) - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.
- (3) DT4 - External Materials
- (4) DT5 - Materials Sample
- (5) DT11 - Fenestration Details
- (6) DT12 - Windows in Reveal
- (7) DT13 - Sash Windows
- (8) DT18 - Schedule of Joinery Details
- (9) LB1 - Manner of Demolition R41
- (10) LB2 - Examination of Hidden Features
- (11) FD1 - Ventilation Scheme
- (12) FD2 - Operation of Ventilation Scheme
- (13) FD3 - Refuse Litter Provision R41
- (14) FD6 - Operation of Extraction Equipment
- (15) - Notwithstanding the information shown on the submitted plans, full details of the proposed pipe work, chimney and connections for the ventilation system within the kitchen/bar area to include details of materials, shall be submitted to, and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.
- (16) - Notwithstanding the information shown on the submitted plans, full details of the proposed fire detection and alarm system, to include details of cable runs, methods of attachment, materials, and equipment proposed, shall be submitted at a scale of 1:50, and approved in writing by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.
- (17) - Notwithstanding the information shown on the submitted plans, full details of the proposed intruder alarm system, to include

- details of cable runs, methods of attachment, materials and equipment proposed, shall be submitted to and approved in writing by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.
- (18) - Notwithstanding the information shown on the submitted plans, full details of the proposed internal orientation of the bar and kitchen area, to include details of the location of proposed screens, kitchen equipment and bar equipment including cellar connection systems and pipe work, drawn to a scale of 1:50 shall be submitted to, and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.
- (19) - Notwithstanding the information shown on the submitted plans, full details of the proposed Time and Attendance system, to include the proposed size, design and finish of equipment, proposed locations of equipment, connections and methods of attachment drawn to a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.
- (20) - Notwithstanding the information shown on the submitted application, examples of the type of wood, and the finishes proposed for the doors, Supper Room panelling, bar and kitchen area and staircases shall be made available for inspection by the Local Planning Authority, and the development shall not be commenced until the said materials have been approved in writing with the Local Planning Authority.
- (21) - Notwithstanding the information shown on the submitted plans, details of all door furniture to be used and the standard of finish, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, and thereafter implemented in accordance with the approved scheme.
- (22) - Notwithstanding the information shown on the submitted plans, full details of the precise design and finish of the proposed access doors into the lift area from the lower ground floor drawn to a scale of 1:50 shall be submitted to, and approved in writing by the Local Planning Authority

- before development commences, being thereafter implemented in accordance with the approved scheme.
- (23) - Notwithstanding the information shown on the submitted plans, a details method statement and elevational drawings to a scale of 1:50, relating to the proposed exposure of stone work to the left hand archway within the new reception area shall be submitted to and approved in writing by the Local Planning Authority before development commences, being thereafter implemented in accordance with the approved scheme.
- (24) - Notwithstanding the information shown on the submitted plans, full details of the proposed electrical wiring and connections drawn to a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority before development commences, being thereafter implemented in accordance with the approved scheme.
- (25) - Notwithstanding the information shown on the submitted plans, full details of the proposed signage to the new reception area drawn to a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority before development commences, being thereafter implemented in accordance with the approved scheme.

(b) 07/00053/FPA  
Banks Developments  
Limited

**Sheraton House, Sheraton Park, off Darlington Road, Nevilles Cross, Durham**  
**Conversion of Sheraton House to form 25 apartments, construction of apartment building to rear to form 22 apartments, and associated infrastructure works, car parking and landscaping**

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

- (1) - The development to which this application relates shall be begun not later than three years from the date of this permission.
- (2) - Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.
- (3) - Details of any fences, walls or other means of enclosure to be erected on any

- of the site boundaries or within the site shall be submitted to and approved by the Local Planning Authority in writing before development commences. Development shall thereafter be completed in accordance with the approved details.
- (4) - Notwithstanding the information shown on the submitted plans details of the surface treatment of all vehicle hardstanding areas shall be submitted to and approved by the Local Planning Authority in writing before work commences, and thereafter implemented in accordance with the approved scheme.
- (5) - That notwithstanding the information shown on the submitted plans precise details of all new fenestration, glazing and head and cill details shall be submitted to and agreed in writing with the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme.
- (6) - Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
- (7) - No development shall commence until a scheme for the enhancement of the appearance of the electricity substation to the south east of Sheraton House, and of the bat structure to the east, has been agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full prior to any occupation of the approved apartments.
- (8) - Construction operating hours shall be

confined to between 8.00 a.m. and 6.00 p.m. Monday to Friday and 9.00 a.m. to 2.00 p.m. Saturdays, with no working on Sundays or Bank holidays without the written agreement of the Local Planning Authority for a variation.

The Meeting terminated at 6.10 p.m.

Chairman