

## City of Durham

At a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held in the Gala Theatre, Durham, on Thursday, 2<sup>nd</sup> August, 2007, at 5.30 p.m.

**Present:** Councillor Norman (in the Chair)  
and Councillors Carr, Cowper, Crooks, Freeman, Holland, Howarth, Kinghorn, Laverick, Marsden, Plews, Simmons, Simpson, Southwell, Stoddart, Wolstenholme and Young.

**Also Present:** Councillors Jackson, Kellett, Kelly, Lightley, Pitts, Robinson, M.J.A. Smith and Turnbull.

### 178. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bell, Guy, Lodge, Rae, Taylor and Walker.

### MINUTES

The Minutes of the Meeting held on 19<sup>th</sup> July, 2007, were unavailable for Members' inspection, and were deferred to the next Meeting for consideration.

### Report of Head of Planning Services

### 179. 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:

Appeal by P McGowan – Site at 9 Mountjoy Crescent, Durham, DH1 3BA

- (b) Applications – Determined under Plenary Powers  
(c) Building Control Applications

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

### 180. RECOMMENDATIONS ON OTHER APPLICATIONS

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

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

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| <p>(a) <b>07/00516/CAC</b><br/><b>07/00516/FPA</b><br/><b>Hope Estates</b></p> | <p><b>13 Boyd Street, Durham</b><br/><b>Demolition of existing outbuildings at rear of existing dwelling and part of rear enclosure in connection with proposed single storey pitched roof extension</b><br/><b>Erection of single storey pitched roof extension to rear of existing dwelling</b></p> |
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**Resolved:** (i) That the application no. 07/00516/CAC be **APPROVED** subject to the following condition:-

The development to which this permission relates shall be begun not later than three years from the date of this permission.

(ii) That application no 07/00516/FPA be **REFUSED** for the following reasons:-

- (1) The proposed extension is considered to be of a design which fails to preserve or enhance the special character of the Durham City Centre Conservation Area and as a result is considered to be contrary to the requirements of Policy E6 of the City of Durham Local Plan 2004.
- (2) The proposed extension would result in an unacceptable amount of outdoor amenity space for the occupiers of the host dwelling contrary to the requirements of Policy Q9 of the City of Durham Local Plan 2004.

(b) **07/00582/FPA**  
**Mr & Mrs Carter**

**24 Whitwell Acres, High Shincliffe, Durham**  
**Erection of single storey pitched roof extension to front and rear elevations and erection of two storey pitched roof extension to front/side/rear of existing dwelling**

**Resolved:** That the application be **REFUSED** for the following reason:-

The proposed extensions and alterations by reason of their size and position would result in a loss of amenity and privacy for the occupiers of no. 23 Whitwell Acres and as a result the proposal is considered to be contrary to the requirements of Policy Q9 of the City of Durham Local Plan 2004.

(c) **07/00652/PNT**  
**O2 UK Limited**

**Highway verge north of West View, Meadowfield, Durham**  
**Erection of 12.5 metre high telecommunications pole**

**Resolved:** That the application be **REFUSED** for the following reasons:-

It is considered that the proposed mast by virtue of its siting and appearance would be visually obtrusive and detrimental to the visual amenity of the area and therefore conflict with Policy U1 of the City of Durham Local Plan 2004.

**181. TREE PRESERVATION ORDER PN1/400**  
**23 DRYBURN ROAD**

This Tree Preservation Order was served on 1<sup>st</sup> March, 2007. The Order was made to protect 2 no. Birch trees considered to be under threat due to development pressure following

a change in ownership. The trees were located in a prominent location adjacent to Aykley Heads roundabout. The trees were of local visual importance and contributed to the character of the local area.

The level of threat was considered to be medium; there was local concern that the trees were going to be removed.

No objections had been received to the Order, and two anonymous telephone calls had been received in support.

Confirmation of the Tree Preservation Order would safeguard the tree's contribution to local visual amenity in lieu of the Inspector's decision on the TPO appeal.

**Resolved:** That Tree Preservation Order PN1/400, 23 Dryburn Road, Durham be confirmed without modification.

The Meeting terminated at 6.25 p.m.

Chairman