

- (b) **CM4/07/987**
Kelloe Village
Community Partnership **Kelloe Primary School, Front Street, Kelloe, Durham, DH6 4PG**
Change of use from school playing field to children's play area including installation of play equipment, multi-use games area, wildlife areas, football pitch and landscaping

The above application was considered by the City Council on 26th October, 2007, 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.

446. RECOMMENDATIONS ON OTHER APPLICATIONS

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

- (a) **07/00944/OUT**
Banks Development Ltd **Mount Oswald Golf Course, South Road, Durham, DH1 3QT**
Business and Research Community in parkland setting, to include offices, 30 executive homes and associated roads, car parking and landscaping

Following a Site Inspection by the Committee in relation to this application on 8th January, 2008, it was:-

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

- (1) The proposed development, by virtue of its nature and scale, is in conflict with the objectives of the City of Durham Local Plan 2004 Policy EMP3, and fails to conform with regional planning policy as contained within Regional Spatial Strategy Policy 18A.
- (2) The proposed development, by virtue of its nature and scale, would harm the character and appearance of Mount Oswald's open and landscaped parkland setting, and thus be in conflict with the objectives of the City of Durham Local Plan 2004 Policies E5(2) and E26.
- (3) The level of vehicular traffic likely to be generated by the proposed development will have material impact upon both the local road network and A1(M) motorway junctions 61 and 62, to the detriment of traffic flows and prejudicial to highway safety. This is contrary to the objectives of the City of Durham Local Plan 2004 Policy T1.
- (4) The development of previously undeveloped "Greenfield" site for housing, on land designated within the Local Plan for business use, is

contrary to the objectives of PPG3, City of Durham Local Plan Policies EMP3 and H2 and fails to conform with Regional Spatial Strategy Policy 3.

- (5) The absence of an adequate archaeological assessment prevents an informed judgement as to whether this proposal causes hard harm to issues of archaeological importance. Accordingly there is a conflict with the objectives of PPG16 and City of Durham Local Plan 2004 Policy E24.

(b) **07/00872/FPA**
BH Nelson

Former Builders Yard, John Street, Durham
Erection of 22no. apartments in four storey block with associated parking and landscaped open space (revised and resubmitted)

ITEM WITHDRAWN

(c) **07/00974/FPA**
B&Q Plc

B&Q Warehouse, Unit 1 Durham City Retail Park, McIntyre Way, Durham, DH1 2RP
Change of use and conversion of part of existing A1 DIY store to mixed use of D2 leisure and A1 retail, installation of mezzanine floor (1027m²) and external alterations to elevations of both existing and proposed units

ITEM WITHDRAWN

The Meeting terminated at 6.00 p.m.

Chair