



## Area Planning Committee (Central and East)

**Date** Tuesday 14 May 2024  
**Time** 9.30 am  
**Venue** Council Chamber, County Hall, Durham

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### Business

#### Part A

1. Apologies for Absence
2. Substitute Members
3. Minutes of the meeting held on 9 April 2024 (Pages 3 - 26)
4. Declarations of Interest, if any
5. Applications to be determined by the Area Planning Committee (Central and East)
  - a) DM/23/03271/FPA - Land to the north of Mill Road, Langley Moor, Durham, DH7 8HL (Pages 27 - 66)  
Demolition of existing industrial building and erection of a retail unit (Class E) with associated car parking, hard and soft landscaping and associated works.
  - b) DM/22/01536/FPA - Old Arbour House, Crossgate Moor, Durham, DH1 4TQ (Pages 67 - 94)  
Creation of an outdoor horse arena, with timber rail fencing and floodlighting, exclusively for personal use (retrospective).
  - c) DM/24/00334/FPA - 131 Grange Way, Bowburn, Durham, DH6 5PL (Pages 95 - 114)  
Temporary change of use of the property from a C3 Residential dwelling to C2 Children's Home for a period of up to 3 years.

- d) DM/24/00201/FPA - 31 Bradford Crescent, Gilesgate, Durham, DH1 1ER (Pages 115 - 134)  
Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (HMO) (Use Class C4) including single storey rear extension, cycle parking and bin storage.
- e) DM/23/02397/FPA - Land North of 1-4 Bow View, Ushaw Moor, DH7 7BY (Pages 135 - 166)  
Erection of 5no dwellings with associated site access and ancillary facilities.
- f) DM/24/00426/FPA - How Do You Do, York Road, Peterlee, SR8 2DP (Pages 167 - 182)  
Change of use of restaurant to local convenience shop together with extension, new shop front, and external plant and bin enclosure.

6. Such other business as, in the opinion of the Chair of the meeting, is of sufficient urgency to warrant consideration

**Helen Bradley**  
Director of Legal and Democratic Services

County Hall  
Durham  
3 May 2024

To: **The Members of the Area Planning Committee (Central and East)**

Councillor D Freeman (Chair)  
Councillor D Oliver (Vice-Chair)

Councillors A Bell, L Brown, I Cochrane, J Cosslett, S Deinali, J Elmer, P Jopling, C Kay, D McKenna, R Manchester, K Robson, K Shaw and A Surtees

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