



## Area Planning Committee (Central and East)

**Date** Tuesday 8 April 2025  
**Time** 9.30 am  
**Venue** Council Chamber, County Hall, Durham

---

### Business

#### Part A

1. Apologies for Absence
2. Substitute Members
3. Minutes of the meeting held on 11 March 2025 (Pages 3 - 18)
4. Declarations of Interest, if any
5. Applications to be determined by the Area Planning Committee (Central and East)
  - a) DM/24/03056/FPA - Land to the South of Co-operative Funeral Service, Front Street, Sherburn Hill, DH6 1PA (Pages 19 - 40)  
Erection of 1no. dormer bungalow.
  - b) DM/24/03401/VOC - Silver Howe, Heathways, High Shincliffe, Durham, DH1 2PQ (Pages 41 - 60)  
Variation of condition 2 of planning application DM/22/01509/FPA to alter the design of the balcony to the rear elevation, addition of two obscurely glazed windows to side elevation, increased verge overhang, brickwork feature to front elevation, increase in number of solar panels, omission of rooflights, alter the design/position of the outbuilding within the rear garden area and addition of pedestrian gate and design changes to front boundary treatment.

- c) DM/25/00198/FPA - 38 Cooper Square, Gilesgate, Durham, DH1 1PT (Pages 61 - 76)  
Change of use from Dwelling (C3) to HMO (C4) including driveway extension, single-storey rear extension, bin store and cycle rack.
- d) DM/25/00159/FPA - 38 Goodyear Crescent, Sherburn Road Estate, Durham, DH1 2EB (Pages 77 - 92)  
Change of use from dwellinghouse (Use Class C3) to a small house in multiple occupation HMO (Use Class C4) including extension of driveway, cycle parking and bin storage.
- e) DM/24/02156/FPA - Land to the South of 28 Station Road, West Rainton, DH4 6SF (Pages 92 - 142)  
Erection of 20 affordable dwellings (Amended Description 28/11/2024).
- f) DM/24/03318/FPA - County Durham and Darlington Fire and Rescue Service, Durham Community Fire Station, Durham, DH1 5RA (Pages 143 - 170)  
Full planning application for a 2.5 storey building for offices and associated uses for the operation of County Durham and Darlington Fire and Rescue and the North East Ambulance Service plus associated works including a new access road, external lighting, parking area, landscaping, PV panels and wind turbine.
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  
31 March 2025

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, J Clark, J Cosslett, S Deinali,  
J Elmer, L A Holmes, C Kay, D McKenna, R Manchester,  
K Robson, K Shaw and A Surtees

---

**Contact: Martin Tindle**

**Tel: 03000 269 713**

---