

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 16 March to 19 April 2022

Ref.	Location	Work	Date	Officer	Response
<i>Amendments:</i>					
21/03860/FPA	76 Whinney Hill	HMO extension	16/3	Penman	Objection maintained
21/02360/FPA	Land north and east of Sniperley Farm	Park & Ride extension + 370 houses (Bellway)	25/3	Jones	Further objection
21/01876/FPA	Sidegate House	Replacement house on same footprint	5/4	Dalby	Objection maintained
21/01404/FPA	Leamside Equestrian Centre, Pit Ho. Lane	Football centre: 20 pitches building and car parking	6/4	Harding	Further objection
21/01697/FPA	Land near Rosewood Walk, Ushaw Moor	2 apartment blocks (ea 8 x C3) + assoc. parking	N/A	Dalby	Correction
<i>From DCC weekly list 28/2:</i>					
22/00406/AD 22/00468/FPA	20 The Riverwalk (The Food Pit)	New shop front, signage and external seating	16/3	Morina	Objection
<i>From DCC weekly list 7/3:</i>					
22/00557/FPA	Mast, Vane Tempest Hall, Maynards Row	Alterations to existing telecoms on rooftop	24/3	Penman	Concerns
22/00612/VOC (17/03486/FPA)	Day Nursery - Adventure Valley, Brasside	VOC Cond. 9 to allow 7 passing places in lieu of a footpath	25/3	Penman	Objection
<i>From DCC weekly list 14/3:</i>					
22/00452/FPA	The Boathouse Yard, Elvet Bridge	Refurb. incl. paving, lighting and seating	30/3	Penman	Comment
22/00492/FPA 22/00493/LB	42 Old Elvet	Internal alterations and external repair works	1/4 31/3	Hurton	Support
22/00664/FPA	Cross View House, Neville's Cross	C3 to flexible use (either C3 or HMO C4)	1/4	Morina	Objection
<i>From DCC weekly list 21/3:</i>					
22/00716/FPA 22/00831/AD	HSBC, 1 Saddler Street	ATM cash machine and signage	7/4 11/4	Fenwick	Objection
<i>From DCC weekly list 28/3:</i>					
22/00704/FPA	7 The Avenue	Dormer windows, roof lantern + bi-fold doors	13/4	Hurton	Objection
22/00229/AD	17-18 The Riverwalk	Illuminated fascia signs	14/4	Hurton	Objection
<i>From DCC weekly list 4/4:</i>					
22/00644/FPA 22/00682/AD	35 Silver Street	CoU to café takeaway (<i>sui generis</i>)	18/4	Ackerman	Objection
22/00868/FPA 22/00883/LB	23-26 Old Elvet	Demolition of rear extension for garden	18/4	Penman	Support

PLANNING APPLICATIONS NOTED: 16 March to 19 April 2022

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 14/3:</i>				
22/00462/FPA	89-90 Claypath	Part to C4 + HMO extension	28/3	Morina
22/00628/FPA	31 Sharp Crescent, Gilesgate Moor	C3 to HMO (C4) with rear bin store and cycle rack	29/3	Fenwick
22/00579/FPA	3 Victoria Terrace	Rear extension, garden room etc	30/3	Scott
22/00687/FPA	12 Ferens Park	Extensions	30/3	Scott

<i>From DCC weekly list 21/3:</i>				
22/00750/FPA	20 North End	Extensions, windows, render	6/4	Fenwick
<i>From DCC weekly list 28/3:</i>				
22/00630/FPA	The Honest Lawyer, Croxdale Bridge	Associated hard and soft landscaping works; new patio	11/4	Penman
22/00797/AD	Unit 2, 1-4 North Road	Illuminated/hanging signs	11/4	Ackermann
22/00501/FPA	34 Nevilledale Terrace	Replacement extension roof	12/4	Scott
22/00765/FPA	Durham Uni Science Site	10 ventilation louvres	12/4	Fenwick
22/00806/FPA	Durham Uni Science Site	Various works (Psychology)	13/4	Fenwick
22/00606/AD	Everyman Unit 4 (Brewdog)	Illuminated fascia signs/boards	14/4	Penman
22/00805/FPA	Durham Uni Science site	Various works (Chemistry)	14/4	Fenwick
<i>From DCC weekly list 4/4:</i>				
22/00810/FPA 22/00814/LB	199 Gilesgate	Internal and external works	18/4	Ackerman

PLANNING APPLICATIONS NOTED AT THE MEETING (19 April 2022)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 4/4:</i>				
22/00899/FPA	Holme Eden, Newcastle Rd	Front door and rear extension	19/4	Scott
22/00879/FPA	64 Annand Road, Gilesgate	C3 to C4 incl. rear extension	20/4	Russell
22/00898/FPA	36 Lowes Barn Bank	Dormer window	5/5	Fenwick
<i>From DCC weekly list 11/4:</i>				
22/00910/FPA	Land NE of Northumbria House, Aykley Heads	Proposed NPG substation	26/4	Jennings
22/00932/FPA	8 Albert Street	Windows and rear extension	27/4	Fenwick
22/00133/FPA	Garden Villa, Newcastle Rd	Extensions	28/4	Ackermann
22/00558/LB	Mast, Vane Tempest Hall, Maynards Row	Alterations to existing telecoms on rooftop	29/4	Penman
22/00924/TPO	Portland Ho., South St	Felling of holly tree	29/4	Ackermann
<i>From DCC weekly list 19/4:</i>				
22/00972/VOC (21/03955/FPA)	Car Park south of University Higginson Building	VOC for Cond. 1 (temporary permission) to 24 months	2/5	Penman
<i>Appeal:</i>				
21/01670/FPA	Residential at 63 Crossgate (CIU Club)	CoU (upper) to 12-bed HMO, rear ext'n + communal terrace	12/5	Hurton

OUTCOMES TO PREVIOUS RESPONSES (decided since 15 March 2022)

Ref.	Location	Work	Trust's response	Decision/Date
19/02504/FPA	Tower Cottage, The Avenue	Demolition and two new dwellings	COMMENT	FINALLY DISPOSED OF 25/3
21/02984/FPA	Low Burn Hall Farm	2 x rear dormer windows	OBJECT	WITHDRAWN 28/3
22/00157/LB	Durham Cathedral, The College	Remedial works	SUPPORT	APPROVED 28/3
Reason(s):	<i>Proposed alterations would cause no harm to significance of the designated heritage asset, while providing a functional benefit eradicating defects resulting in a clear heritage benefit. It is considered that the proposals are an acceptable form of development and accord with Part 16 of NPPF, Sect. 72 of the Planning (LBs & CAs) Act 1990 and Policy 44 of the CDP.</i>			
21/04118/FPA	Stonebridge Service Station	Replacement shop and EV charging facility	COMMENT	APPROVED 30/3
Reason(s):	<i>As a result of the amendments proposed to the development scheme, it is considered the proposed development is in keeping with the appearance, character, design and scale of the site of existing fuel filling station and will not have a detrimental impact upon the amenities of the surrounding area or the wider setting of the Durham City Green Belt and maintain the current levels of openness. It is also considered the proposal will help to contribute toward encouraging members of the public to switch to more sustainable modes of transport through</i>			

	<i>the introduction of EV charging infrastructure. It is therefore considered the proposal is acceptable form of development and accords with CDP Policies 9, 10, 20, 21, 30, 31, 39 and 40, in addition to Section 13 (Protecting Green Belt) of the NPPF.</i>			
22/00382/LB	142 Gilesgate	Installation of Parish blue plaque	SUPPORT	APPROVED 30/3
Reason(s):	<i>It is considered that the proposed plaque would not cause any adverse impact on the character, appearance or significance of the Grade II Listed Building, but would support a greater understanding of the historic significance of the site. As such the application is considered to comply with the provisions of the NPPF, policy 44 of the CDP and Sect. 66 of the Planning (LBs & CAs) Act 1990.</i>			
22/00369/FPA	24 Nevilledale Tce	C3 to C4	OBJECT	REFUSED 6/4
Reason(s):	<i>Proposed CoU of the existing C3 dwelling to a C4 HMO is unacceptable, due to 26.5% of existing properties within 100m of the application site already being registered as student lets exempt from Council Tax, and therefore exceeding the 10% threshold set out Policy 16 Part 3 of the CDP. Proposals would not benefit from any other exceptions within this part of the policy. Proposals would therefore result in further imbalance in the community and have a detrimental impact on quality of life and community cohesion for surrounding residents in contravention of Policy 16, 29 & 31 of the CDP and paras 92 & 130 of the NPPF.</i>			
22/00379/LB	Indoor Market	Installation of Parish blue plaque	SUPPORT	APPROVED 7/4
Reason(s):	<i>It is considered that the proposed plaque would not cause any adverse impact on the character, appearance or significance of the Grade II Listed Building, and would support a greater understanding of the historic significance of the site. As such the application is considered to comply with the provisions of the NPPF, policy 44 of the CDP and Sect. 66 of the Planning (LBs & CAs) Act 1990.</i>			
22/00406/AD 22/00468/FPA	20 The Riverwalk (The Food Pit)	New shop front, signage and external seating area	OBJECT	APPROVED 11/4
Reason(s):	<i>Officers consider that the development accords with policies 9, 29, 31 & 44 of the CDP, Parts 12, 15, 16 of the NPPF and S1, E4, H1 & H2 of the Durham City NP.</i>			
21/01697/FPA	Land nr Rosewood Walk, Ushaw Moor	2 apartment blocks (each 8 x C3) + assoc. parking	OBJECT	APPROVED 12/4
Reason(s):	<i><u>Informal</u>: Approved at Area Planning Committee. <u>Committee Report</u>: It is considered that the principle of the proposed development is acceptable in planning terms (as detailed in this report) to meet the needs of the local area, subject to the conditions as set out. [As these minutes were drafted the formal decision had still not appeared].</i>			