

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 19 April to 16 May 2023

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 27/3:</i>					
22/03574/FPA	Land to the rear of 63 Crossgate	Erection of 4 x C3 dwellings (<i>resubmission</i>)	20/4	Hurton	Objection
<i>Amendments:</i>					
23/00241/FPA	24 Nevilledale Terrace	6-bed dwellinghouse to 2 x 2-bed flats	20/4	Woodruff	Objection maintained
<i>From DCC weekly list 3/4:</i>					
23/00591/OUT	Land north & east of Sniperley Farm (Bellway)	370 dwellings (all matters reserved except access)	27/4	Blakey	Objection
23/00817/FPA	24 Hallgarth Street	Conversion to 2 x 2-bed apartments (new ext'n)	27/4	Richards	Objection
<i>From DCC weekly list 11/4:</i>					
23/00436/FPA	Goldrill, Farnley Hey Road	Demolition of dwelling for 2 x semi-detached	24/4	Jennings	Objection
<i>From DCC weekly list 17/4:</i>					
23/00958/LB	24 Hallgarth Street	Conversion to 2 x 2-bed apartments (new ext'n)	11/5	Richards	Objection
<i>From DCC weekly list 21/4:</i>					
23/00988/LB	University College, Durham Castle	New glass lantern above Black Staircase	9/5	Woodruff	Support

PLANNING APPLICATIONS NOTED: 19 April to 16 May 2023

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 21/4:</i>				
23/01031/FPA	Magdalene Heights, Gilesgate	Dwellinghouse (C3) to small HMO (C4) - <i>WITHDRAWN</i>	9/5	Hurton
23/00807/AD	9 Silver Street	Retention of non-illuminated signage	12/5	Scott
<i>From DCC weekly list 2/5:</i>				
23/01058/FPA	1 Broome Court, Broompark	Garage extension to create garage, gym/pool room & storage (<i>resubm</i>)	16/5	Woodruff
23/01080/FPA	15 Archery Rise	Rear extension & balcony etc	18/5	Scott
23/01139/VOC (22/02266/FPA)	Car parking land, Territorial Lane	VOC 2 to allow AC condenser units for temp. classroom	18/5	Morina

PLANNING APPLICATIONS NOTED AT THE MEETING (16 May 2023)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 5/5:</i>				
23/00714/FPA	27 Farrier Cl., Pity Me	Flat (C3) to HMO (C4)	23/5	Richards
23/00855/FPA	St Joseph's Catholic Primary School, Mill Lane, Gilesgate	New roof covering, internal refurb. + external alterations	23/5	Richards
23/01095/PNT	Land SW of Kepier Community Clinic, Gilesgate Moor	PNT for installation of 15m monopole & cabinets (<i>revised</i>)	23/5	Penman
23/01101/FPA	21 Gray Avenue, Framwellgate Moor	Residential (C3) to small HMO (C4)	23/5	Woodruff
23/01155/LB 23/01154/FPA	4 Leazes Place	Single storey rear extension, replacement roof (2 rooflights), loft conversion & new staircase	24/5	Scott

23/01184/LB	2 The Old School, Broomside Lane, Belmont	Replacement wooden double-glazed windows with identical style (<i>resubmission</i>)	24/5	Fenwick
23/01071/LB	HMP Durham, Old Elvet	Internal alterations	25/5	Hurton
23/01161/FPA	St Cuthbert's Church, North Road	Installation of baby memorial, handrails, renewal of footpaths	25/5	Fenwick
23/01230/LB	6-7 Market Place	New cash safe in back office	25/5	Richards
23/01237/FPA	41 Fieldhouse Lane	5-bed dwelling to 7-bed HMO	25/5	Richards
<i>From DCC weekly list 15/5:</i>				
23/01207/FPA 23/01208/LB	29-30 Old Elvet	Removal of 2 skylights; reinstatement of flat roof & render repair to walls	30/5	Fenwick
23/01141/FPA	1 Almoners Barn	Detached 2-story replacement dwelling	1/6	Richards
23/01265/FPA	Van Mildert College	Installation of 26 lighting bollards	2/6	Fenwick

OUTCOMES TO PREVIOUS RESPONSES (*decided since 18 April 2023*)

Ref.	Location	Work	Trust's response	Decision/Date
22/01272/FPA	Land to the NE of Blaidwood South Rd	Erection of 2 dwellings	OBJECT	WITHDRAWN 20/4
20/03238/OUT	Land to north of Mt Oswald, South Road	PBSA of up to 850 bedrooms - all matters reserved (<i>reconsultation</i>)	COMMENTS	APPROVED 2/5
Reason(s):	<p><i>Informal: Approved at County Planning Committee. Committee Report: The applicant's approach to ecology and the essential requirement for biodiversity net gain has different implications between the 2 plans, being consistent with the requirements of the CDP, which allows for a county-wide approach to offsetting, within defined 'trading rules', and the NP which seeks for the provision within the plan area. With the off-setting and gain proposed at Inkermann, near Tow Law, the County Ecologist advises the proposals are acceptable but outside the extent of the NP, the proposal must be concluded to fail the requirements of NP Policy S1.e. This conflict with the CDP will therefore have to be considered in the 'planning balance'. The benefits of the scheme revolve around the sustainable siting/concentration of student accommodation close to the main Uni. campus and its teaching & social functions, with the potential to meet the NP's aspiration to free city centre housing stock for more traditional occupation. The site location has sustainable walking & cycle routes to the Uni. and local/city facilities. With the wider Mt Oswald site bracketed by two main roads (A167 & A177), there is regular bus access to Darlington and the Tyneside conurbation. Durham city centre includes a mainline railway station for sustainable travel. An appropri. level of need has been demonstrated by the application for the proposed accommodation that supports the aspiration of the NP to encourage student accom. into purpose-built schemes close to the main campus to potentially free housing stock in the city for more traditional uses. Whilst the outline nature of the dev't is such that many areas of concern to residents are yet to be determined, the requirements of the 2 parts of the Development Plan and a strong suite of conditions with the required components of the legal agreement, give an appropriate level of control and surety over future proposals, whilst giving approval for the principle of dev't. An inappropriate scheme, or one that is not supported by convincing proposals for management of the occupation proposed will not be approved. All other aspects of the proposed dev't have been identified and considered in detail, with none that cannot be controlled or appropriately mitigated through legal agreement or the imposition of appropri. conditions. On balance, it is considered that the merits of the scheme outweigh the identified conflict with the NP and the planning balance lies with approval of the scheme.</i></p>			
23/00651/LB	27 North Road	New metal railings	SUPPORT	APPROVED 3/5
Reason(s):	<p><i>The impact on the significance of the designated heritage asset would be one of enhancement. Consequently, the application is considered to fully satisfy the requirements of CDP Policies 29 (Sustainable Design) and 44 (Heritage Assets), NPPF Sect. 16 (Conservation & Enhancement of the Historic Environment) and Sect. 66 of Planning (LBs & CAs) Act 1990.</i></p>			
23/00445/FPA	5 New Elvet	New shop front	OBJECT	REFUSED 5/5
Reason(s):	<p><i>The development by reason of its inappropriate, modern design fails to reflect the character of the host building, and would appear as a harmful addition to the immediate street scene which fails to conserve or enhance the character and appearance of the wider CA contrary to NPPF Parts 12 & 16, Sect. 72 of the Planning (LBs & CAs) Act 1990 and CDP Policies 29 & 44 and Policy H2 of the DCNP.</i></p>			

23/00456/FPA	3 Wentworth Drive	Dwelling (C3) to HMO (C4)	OBJECT	APPROVED 10/5
Reason(s):	<i>The proposed change of use is considered acceptable in principle and would accord with the requirements of CDP Policy 16. Specifically, it would not result in more than 10% of the properties within 100m of the site being Class N exempt from Council Tax as being wholly occupied by students. In all other respects, the development could be accommodated without significant detrimental impact on the amenities of surrounding residents in accordance with the aims of Policy 16 to provide sustainable, inclusive and mixed communities given there is no over-proliferation of HMOs within the locality and the development would not have any unacceptable impact in terms of highway safety. The development is therefore considered to accord with the requirements of CDP Policies 16, 21, 29 & 31, Parts 2, 4, 8, 9, 12 & 15 of the NPPF as well as Policies S1, H3, D4, T1, T2 & T3 of the DCNP.</i>			
22/01650/FPA	1 Larches Road	HMO extension (6-bed to 9-bed)	OBJECT	REFUSED 11/5
Reason(s):	<i>The change in use of the property to a larger HMO (Use Class Sui Generis) and the associated increase in occupants would have an adverse impact on the amenity of existing residents through increased noise, disturbance and antisocial behaviour, contrary to the aims of CDP Policies 6, 29 & 31 and Part 15 of the NPPF.</i>			
23/00332/PNT	Land south east of Whitechurch	Installation of 15m monopole & cabinets	CONCERNS	REFUSED 12/5
Reason(s):	<i>The development would result in the erection of a prominent feature within the street scene which would be harmful to the CA and inner urban setting of the WHS. Whilst the LPA recognises the benefits of improvements to the telecommunications services network, insufficient justification has been provided regarding the need for a separate mast or detailed consideration as to why upgrades to the existing telecommunications equipment and mast shares are not feasible. The scheme is considered to conflict with CDP Policies 6, 27, 29, 44 & 45, NPPF Parts 10, 12 & 16, Policies H1 & H2 of the DCNP and Sect. 72 of the Town & Country Planning (LB & CA) Act 1990.</i>			
23/00753/FPA	22 Crossgate Peth	Replacement porch	COMMENT	APPROVED 12/5
Reason(s):	<i>By reason of its limited size/scale the development could be satisfactorily accommodated at the property without adverse impact upon residential amenity in accordance with CDP Policies 29 & 31 and NPPF Part 15. In addition, the special historic and architectural character of the CA would be maintained, and to some limited extent enhanced, in accordance with the aims of CDP Policy 44, Policy H2 of the DCNP, NPPF Part 16 and Sect. 78 of the Planning (LBs & CAs) Act 1990. Similarly, the Outstanding Value of the WHS would be unaffected by the proposal in accordance with CDP Policy 45 and Policy H1 of the DCNP.</i>			
23/00817/FPA 23/00958/LB	24 Hallgarth Street	Conversion to 2 x 2-bed apartments (new extension)	OBJECT	WITHDRAWN 15/5 WITHDRAWN 17/5