

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 21 June to 18 July 2023

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 5/6:</i>					
23/01077/FPA	Land to N of Industrial Estate, Frankland La.	26 holiday lodges, security office, assoc. recreational hub, etc	30/6	Penman	Objection
<i>From DCC weekly list 12/6:</i>					
23/01557/TPO	East Durham & Houghall College	Various works to trees	28/6	Woodruff	Objection
23/01588/FPA	44 Canterbury Road, Newton Hall	Retail (E) to hot food takeaway (sui generis)	5/7	Fenwick	Comment
23/01564/FPA 23/01565/LB	Big Jug, 83 Claypath	Various alterations/repairs	6/7	Richards	Concerns
<i>Amendments:</i>					
23/00241/FPA	24 Nevilledale Terrace	6-bed dwellinghouse to 2 x 2-bed flats	None listed	Woodruff	Objection

PLANNING APPLICATIONS NOTED: 21 June to 18 July 2023

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 12/6:</i>				
23/01603/FPA	2 Sharp Crescent, Gilesgate Moor	Dwellinghouse (C3) to HMO (C4)	30/6	Richards
<i>From DCC weekly list 19/6:</i>				
23/01355/AD	MyDentist, Framwelgate Bridge	1 fascia sign and 2 projecting fascia signs	4/7	Woodruff
23/01587/FPA	St Margaret's Flats	Replacement windows	13/7	Richards
<i>From DCC weekly list 26/6:</i>				
23/01685/PNC 23/01686/FPA	7 Old Elvet	Office space to 2 x 2-bed flats and rooflight	3/7 10/7	Richards Fenwick
23/01743/FPA 23/01744/LB	216 Gilesgate	Replacement of ground floor window with a door	12/7	Woodruff
23/01674/VOC (4/12/00348/FPA)	Pity Me Nursery, Stank Lane	VOC 7 to remove ref. to the deceleration lane etc	18/7	Spurgeon
<i>From DCC weekly list 3/7:</i>				
23/01470/TCA 23/01742/FPA	St Giles Service Station, Gilesgate	Removal of horse chestnut tree; side ext'n for coffee shop	21/6 21/7	White Scott

PLANNING APPLICATIONS NOTED AT THE MEETING (18 July 2023)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 26/6:</i>				
23/01690/FPA	27 Annand Road, Gilesgate	Dwellinghouse (C3) to HMO (C4) with rear extension	24/7	Richards
<i>From DCC weekly list 3/7:</i>				
23/01758/FPA	16 Kepier Crescent, Gilesgate Moor	Dwellinghouse (C3) to HMO (C4) with side extension	24/7	Richards
23/01860/FPA	24 Annand Road, Gilesgate	Dwellinghouse (C3) to HMO (C4) with rear extension	24/7	Richards
<i>From DCC weekly list 10/7:</i>				
23/01190/LB	75 Gilesgate	White painted secondary glazing	25/7	Woodruff
23/01539/LB	47 Saddler Street	Replacement guttering etc	25/7	White

23/01909/FPA	Armadales, Lowes Barn Bank, Neville's Cross	Dormer roof to rear	25/7	Walton
23/01442/FPA	33 St Bede's Close, Crossgate Moor	Dwellinghouse (C3) to HMO (C4)	27/7	Woodruff
23/01868/FPA	Hett Moor Farm, Hett	Installation of solar farm	27/7	Shields
23/01952/AD	The Waterside Building, Riverside Place	Signage	27/7	Fenwick
23/01532/FPA	20 and 21 The Riverwalk	Opening for loading bay	31/7	Woodruff
23/01774/FPA	48 Frank Street, Gilesgate Moor	4-bed house (C3) to HMO (C4)	31/7	Penman

OUTCOMES TO PREVIOUS RESPONSES (*decided since 20 June 2023*)

Ref.	Location	Work	Trust's response	Decision/Date
23/00814/FPA	85 Gilesgate	Rear roof lantern; 2 solar panels	OBJECT	APPROVED 23/6
Reason(s):	<i>It is considered that the proposed dev't would be acceptable in principle and would not have any adverse impacts upon the character and appearance of the area or upon the residential amenity of nearby properties in compliance with CDP Policies 29, 31 & 44, NPPF Part 12 & 16 and Policy H2 of the Durham City NP.</i>			
23/00711/CEU	3 Alma Terrace, Neville's Cross Bank	Lawful Development Certificate for CoU C3 to C4 HMO	OBJECT	APPROVED 30/6
Reason(s):	<i>The evidence submitted satisfies the LPA that on the balance of probability the use of the property is considered lawful as the occupation of the dwelling as a C4 HMO occurred prior to the Article 4 Direction coming into force on the 16 Sept. 2016 and, therefore, benefitted from a general planning permission granted by the Town & Country Planning (General Permitted Development) Order 2015 (as amended), and has been in continuous C4 use since.</i>			
23/01031/FPA	Magdalene Heights, Gilesgate	Dwellinghouse (C3) to HMO (C4)	OBJECT	REFUSED 30/6
Reason(s):	<i>Proposed change of use from Class C3 dwellinghouse to a C4 HMO would result in 61.8% of all properties within 100m of the application site being Class N exempt from Council Tax as being wholly occupied by students, thereby exceeding the 10% threshold set out in CDP Policy 16 Part 3. The proposals would therefore result in the further imbalance of the community leading to the detrimental impact on quality of life from increased noise and disturbance, and community cohesion for surrounding residents, contrary to CDP Policies 16, 29 & 31 and NPPF Parts 8 & 15.</i>			
21/01404/FPA	Leamside Equestrian Centre, Pit Ho. Lane	Football centre: 20 pitches, new building and car parking	OBJECT	REFUSED 5/7
Reason(s):	<i>The proposal represents inappropriate development in the Green Belt, and there are no very special circumstances sufficient to clearly outweigh the harm to the openness and other harms identified, contrary to CDP Policy 20 and NPPF Part 13, paras 148, 149 & 150. Notwithstanding the proposed regional catchment of the proposed development, the absence of potentially viable opportunities for sustainable transport access is considered to reflect a non-sustainable location, contrary to the requirements of CDP Policy 10.p.</i>			
23/01110/FPA 23/01111/LB	72-73 Claypath	Conversion of existing HMO into a religious study centre	SUPPORT	APPROVED 5/7
Reason(s):	<i>Overall, the proposal is considered not to adversely impact on the character, appearance or significance of the listed building, and would therefore accord with NPPF Sect. 16, CDP Policy 44 and Sect. 66 of the Town & Country Planning (LB & CA) Act 1990</i>			
20/03238/OUT	Land to north of Mount Oswald, South Road	850-bed PBSA with all matters reserved (no amendments)	CONCERNS	APPROVED 6/7
Reason(s):	<i>An appropriate level of need has been demonstrated by the application for the proposed accom. that supports the aspiration of the NP to encourage student accom. into purpose-built schemes close to the main campus to potentially free the 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 two 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 development. 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 appropriate 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 (subject to S106 agreement).</i>			

23/01173/FPA	38 Moor Crescent, Gilesgate Moor	Dwellinghouse (C3) to HMO (C4)	COMMENT	APPROVED 13/7
<i>Reason(s):</i>	<i>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. When assessed against other policies of the CDP relevant to the application, it is considered that the introduction of a HMO in this location would not unacceptably imbalance the existing community towards one dominated by HMOs, nor would it result in any unacceptable impact upon the amenity of existing or future residents through cumulative impact from an over proliferation of HMOs or highway safety in accordance with CDP Policies 6, 16, 21, 29 & 31 or NPPF Parts 9, 12 & 15. In addition, it is considered that on balance the dev't is acceptable in that it provides appropriate levels of amenity space for residents, protects the privacy and amenity of existing and future residents whilst also being acceptable in terms of highway safety and flooding, in accordance with CDP Policies 6, 16, 21, 29, & 31 and NPPF Parts 2, 4, 8, 9, 12 & 15.</i>			
21/02526/AD	7-8 Silver Street	New signage (retrospective)	COMMENT	APPROVED 17/7
<i>Reason(s):</i>	<i>Consent granted for five years.</i>			
23/00436/FPA	Goldrill, Farnley Hey Road	Demolition of dwelling for 2 x semi-detached dwellings	OBJECT	APPROVED 17/7
<i>Reason(s):</i>	<i>The proposed development in its amended form is considered to conserve the character and appearance of the Durham City CA and the setting of the WHS. The proposals would not adversely affect the amenity of neighbouring residents, highway safety, flood risk, protected species, biodiversity, or ground stability. With no material considerations to indicate otherwise, the application is therefore recommended for approval subject to conditions.</i>			