

The City of Durham Trust
(Registered charity number 502132)

SUMMARY DATA: 12 December 2024 to 21 January 2025

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
26	3	1	-

PLANNING APPLICATIONS RESPONDED TO: 12 December 2024 to 21 January 2025

Ref.	Location	Work	Date	Officer	Response
<i>Amendments:</i>					
24/00149/FPA	Land NW of Melbury Ct, Old Dryburn Way	Construction of a PBSA (sui gen.) with assoc. parking, landscaping	19/12	Laughton	Objection maintained
<i>From DCC weekly list 2/12:</i>					
24/03112/FPA	Chapel of St Mary the Less, St John's Chapel, South Bailey	Installation of 3 air source heat pumps to rear of the building	26/12	Beveridge	Support
<i>Appeal:</i>					
24/01649/FPA (APP/X1355/W/24/3355969)	2 Monks' Crescent, Gilesgate	Dwellinghouse (C3) to HMO (C4) incl. driveway widening etc	31/12	Penman	Objection reiterated
<i>From DCC weekly list 24/12:</i>					
24/03254/FPA	Ansford, Potters Bank	CoU from 1 st fl. accom. (ancill. to main bldg) to independent 1-bed flat	10/1	Hopper	Objection

PLANNING APPLICATIONS NOTED: 12 December 2024 to 21 January 2025

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 16/12:</i>				
24/03232/FPA	50 Newton Drive, Framwellgate Moor	Dwellinghouse (C3) to small HMO (C4) incl. parking	1/1	Scott
24/03277/LB	21 Market Place	Illuminated timber fascia sign	1/1	Fenwick
24/03043/CEU	Ground and first floor flats, Rounton, Fieldhouse Lane	Lawful Devt Cert. for use of 2 residential flats (C3 to C4)	2/1	Walton
24/03281/FPA	Land to the west of St Michael's Rise, Hawthorn	Erection of 81 homes, a conven. Store, etc [TO NOTE LARGE SCALE HOUSING SITE]	2/1	Ollivere
24/03278/FPA	Rivergreen Centre, Aykley Heads	Erection of entrance lobby + side extension for CoU (E to sui gen.) with assoc. works	27/1	Harvey
<i>From DCC weekly list 24/12:</i>				
24/03257/FPA	Land N of the Old Chapel, Colliery Road, Bearpark	Erection of 48 dwellings and associated works [TO NOTE LARGE SCALE HOUSING SITE]	10/1	Laughton
24/03355/VOC (20/01532/FPA)	B&B, Woodland Barn, Darlington Road	Removal of Cond. 4 to remove the holiday let restriction	13/1	Morina
24/03137/FPA 24/03138/LB	142 Gilesgate	Installation of ASHP to rear	16/1	White

PLANNING APPLICATIONS NOTED AT THE MEETING (21 January 2025)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 6/1:</i>				
24/03318/FPA 24/03319/AD	CDDFRS, Durham Community Fire Station	New 2.5 storey office HQ (E(g)(i)) for CDDFRS and accom. for NEAS plus new signage	27/1	Laughton
<i>From DCC weekly list 13/1:</i>				
24/03226/CEU	11 Mayorswell Street	Cert. of lawful use for HMO (C4)	27/1	Hopper
24/03032/FPA	Land to the west of Fulforth Way, Sacriston	78 residential dwellings with new access, etc [TO NOTE LARGE SCALE HOUSING SITE]	28/1	Harvey
24/03440/LB	Linton House, St John's College, 1-7 South Bailey	Replacement double hung casement dormers (2 nd floor)	29/1	Beveridge
24/03458/FPA	1 Almoners Barn	Demolition of garage and conservatory for extensions	29/1	Walton
24/03474/FPA 24/03475/FPA	14 and 15 Providence Row	Double dormer windows (rear)	30/1	Scott
24/03485/FPA	Hillcrest, Springfield Park	Erection of outbuilding and climbing wall (<i>retrospective</i>)	30/1	Richards
25/00047/TPO	Land W of Ushaw College	Tree works including felling	31/1	Outhwaite
24/03103/FPA	18 Laurel Avenue, Sherburn Road Estate	Dwelling (C3) to small HMO (C4)	3/2	Richards
<i>From DCC weekly list 20/1:</i>				
25/00113/FPA	Arbour House Farm Bungalow, Crossgate Moor	Side ext'n, incl. new driveway, parking and path + conversion from holiday let to family home	7/2	Price
24/03486/FPA	Langley Bridge Garage, Durham Road, Langley Moor	Demolition of existing car showroom + storage building & erection of 6 indust. units (B2)	10/2	Rowson

OUTCOMES TO PREVIOUS RESPONSES (*decided since 11 December 2024*)

Ref.	Location	Work	Trust's response	Decision/Date
24/02177/FPA (22/03818/FPA)	Crook Hall Farmhouse, Sidegate	Re-design of garage and garden room	COMMENT	APPROVED 17/12
Reason(s):	<i>The [revised] proposal would be acceptable in principle as it would not be considered inappropriate dev't that would cause harm to the openness of the GB, and it would not cause any harm to heritage assets or have any adverse impact on landscape. Furthermore, the dev't would not cause any loss of residential amenity or a detrimental impact on highway safety. Subject to mitigation measures there would be no impact on protected species or their habitats. Proposal would therefore be in accord. with the NPPF Parts 12, 13, 15 & 16, CDP Policies 20, 29, 31, 39, 41, 43, 44 & 45, and the City of Durham NP Policies H1, H2 & S1.</i>			
24/02853/LB	20A South Street	Replacement door & renovation of sash windows	SUPPORT	APPROVED 7/1
Reason(s):	<i>The loss of the existing fabric/features of the building is considered justified based on condition, with its significance, character and appearance preserved by sympathetic replacements. The proposals would sustain and conserve the character, appearance, and significance of the designated heritage asset. Accordingly, it is considered that the proposed development is acceptable and will not adversely harm the significance of the LB, and is therefore in accordance with the principles of CDP Policy 44 and Part 16 of the NPPF and Sect. 66 of the Town & Country Planning (LB & CA) Act 1990.</i>			
24/00766/FPA	Land east of 7 Church Street Villas	Construction of 3 x 1.5 storey 2-bed dwellings + assoc. parking	OBJECT	REFUSED 10/1
Reason(s):	<i>The dev't fails to achieve minimum separation distances set out in the Council's Residential Amenity Standards SPD between the proposed dev't and existing residential properties to the extent that this would be harmful to residential amenity from a loss of privacy and have an unacceptable impact from overbearing. Consequently, the dev't is considered to be contrary to Part 12 of the NPPF and CDP Policies 6, 29 & 31.</i>			

24/02164/FPA	3 Lawson Terrace	Extension to existing small HMO (C4) (amended)	OBJECT	APPROVED 15/1
<i>Reason(s):</i>	<p><i>Following amendments to the scheme, it is concluded that the principle of development is considered acceptable and relates to a modest ext'n to a property which has an existing use as an HMO and would not result in either additional bedspaces or potential for additional bedspaces. Consequently, the req'ts of CDP Policy 16 are not relevant. When assessed against other relevant CDP policies, subject to suitable conditions, the dev't would not be considered to result in any unacceptable impacts upon the amenity of existing or future occupants, it would conserve the significance, character and appearance of the CA and the property itself as an NDHA and would have no harmful impacts on highway safety or ecology. The dev't is therefore considered to accord with the aims of CDP Policies 6, 16, 21, 29, 31, 41, 43 & 44, Policies D4, S1 & H2 of the DCNP, NPPF Parts 8, 9, 12, 15 & 16 and Sect. 72 of the Planning (LBs & CAs) Act 1990. Whilst the concerns raised by the City of Durham PC, City of Durham Trust and local residents are noted, for the reasons discussed they are not considered sufficient to sustain refusal.</i></p>			
24/02829/VOC 24/02888/RM (20/01846/FPA)	Plot D, Land at Aykley Heads, Framwelgate Peth	RM + VOC submission to create a Data Centre and office space (E(g)(ii))	OBJECT	APPROVED 15/1 APPROVED 16/1
<i>Reason(s):</i>	<p><i>Given that a data centre falls within the same use class as an office, the dev't would be in accordance with the principles established in the original application. It should be noted that permission is not required for a COU from an office bldg to a data centre bldg, as both uses fall within the same Use Class. Notwithstanding this, it is concluded that a data centre would remain compatible with the existing and proposed uses on the site, whilst also having the potential to operate as a catalyst for dev't on the wider site. The acceptability of the application principally revolves around the changes to the proposed parameters plan to facilitate the dev't. It is concluded that due to the height and volume of the existing tree canopy to the south of this site, the scale and appearance of the dev't would not have an adverse impact on the amenity of the wider landscape and any impact on heritage assets (incl. the Durham City CA and WHS) over and above the original permission. It is also concluded that the changes would not impact on highway safety and accessibility issues over and above the original application. A suite of updated ecological reports have been provided, and officers conclude that the dev't would not impact on any ecological interest on the site including species protected by law. Further consideration of specific detailed impacts of the dev't such as site layout, design, parking and BNG provision would be considered though RM applications as initially envisaged. Amendments are proposed (as detailed) to relevant conditions of the original planning approval, which will be issued as a new permission. These address previous approvals, additional info. received and to ensure that the proposals align with the wider permission. Whilst recognising the objections received, the proposals are considered to accord with relevant policies of the CDP, the Durham City NP and the NPPF. There are no material considerations which indicate otherwise. [See also RM conclusion]</i></p>			