

# Planning Committee Agenda – 27 May 2026

*Belmont Community Centre - 6pm*

*Note that attendees are recommended to bring a laptop/tablet if possible, to view documentation during the meeting.*

1. Apologies for absence
2. Declarations of interest
3. Receipt of minutes (circulated separately)
4. Agreement of future meeting dates
5. Election of Vice-Chair
6. Public Participation (a maximum of 5 minutes for each member of the public (Standing Order 3(g)), up to a total of 30 minutes)

7. To consider submitted planning applications

a. Outcomes

| Location | Reference                                                                 | Location                                                                               | Description                                                                                                                                                             | Update           | Notes                                                                                                                                                                                                                                                                                                                                    |
|----------|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish   | <a href="#">DM/25/00966/FPA</a><br><br><a href="#">Appeal ref 6003300</a> | 53 Frank Street Gilesgate<br>Moor Durham DH1 2JF                                       | Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4) including single storey rear extension and cycle parking               | appeal dismissed | PC objected at committee on the grounds that the proposed parking was insufficient (too small to fit cars) and that this would impede access to the property.<br><br><b>Issues regarding pavement overhang and impact of this layout on on-street parking agreed by Planning Inspector (Alison Scott HMPI)</b>                           |
| Parish   | <a href="#">DM/25/02844/DRC</a>                                           | Land To The East Of Unit<br>7 Dragonville Retail Park<br>Dragon Lane Durham<br>DH1 2WP | Discharge of Condition 20 (BNG HMMP) pursuant to consent DM/24/03284/FPA                                                                                                | approved         |                                                                                                                                                                                                                                                                                                                                          |
| Parish   | <a href="#">DM/25/03596/FPA</a>                                           | 2 Abbots Row Gilesgate<br>Durham DH1 1HE                                               | Extension and partial conversion of garage including the addition of a pitched roof, first-floor Juliet balcony to the side, and rendering to the main house and garage | approved         |                                                                                                                                                                                                                                                                                                                                          |
| Parish   | <a href="#">DM/26/00107/AD</a>                                            | Lambs Cottage Rennys<br>Lane Gilesgate Durham<br>DH1 2RE                               | 1no internally illuminated double sided pylon sign, 3no internally illuminated fascia signs, 6no stall signs and 1no door decals.                                       | approved         | Objection Submitted<br><br>Note - advertising pylon has been redesigned following our comments to be more in keeping with the local area.                                                                                                                                                                                                |
| Parish   | <a href="#">DM/26/00537/FPA</a>                                           | 14 Gloucestershire Drive<br>Belmont Durham DH1<br>2DH                                  | To demolish current garage and utility and to erect a two storey side extension with front single storey porch.                                                         | approved         |                                                                                                                                                                                                                                                                                                                                          |
| Parish   | <a href="#">DM/26/00673/FPA</a>                                           | 21 Kepier Crescent<br>Gilesgate Moor Durham<br>DH1 1PQ                                 | Change of use from C3 dwelling to small HMO C4 use with associated internal alterations, additional parking and cycle storage                                           | withdrawn        | There has been significant public contact in relation to this application.<br>Objection submitted to express concern and note relation to Interim HMO Policy.<br>Supplementary objection submitted due to HMO density over 10%.<br><b>Officer informed applicant of pending refusal, they instead chose to withdraw the application.</b> |
| Parish   | <a href="#">DM/26/00711/FPA</a>                                           | 1 Nuns Row Gilesgate<br>Durham DH1 1HG                                                 | Dormer window to rear                                                                                                                                                   | approved         |                                                                                                                                                                                                                                                                                                                                          |
| Parish   | <a href="#">DM/26/00857/DRC</a>                                           | Land To The East Of Unit<br>7 Dragonville Retail Park<br>Dragon Lane Durham<br>DH1 2WP | Discharge of Condition 13 (Drainage) pursuant to consent DM/24/03284/FPA.                                                                                               | approved         |                                                                                                                                                                                                                                                                                                                                          |

| Location   | Reference                                 | Location                                           | Description                                                                                                                                                                                                                                                                                                                | Update                | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------|-------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish     | <a href="#">DM/26/00959/HPN</a>           | 1 Yorkshire Drive<br>Belmont Durham DH1 2DA        | Single storey rear kitchen extension                                                                                                                                                                                                                                                                                       | approval not required |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Unparished | DM/25/02066/FPA<br><br>Appeal ref 6003350 | 43 Oak Avenue Sherburn Road Estate Durham DH1 2ET  | Change of use from dwellinghouse (Use Class C3) to a flexible use permission as a House in Multiple Occupation (HMO) (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GPDO including erection of single-storey extension to rear and provision of cycle and bin storage. | appeal allowed        | GRA / RH objected at committee on the grounds that there was no feasible parking.<br><br>Committee subsequently refused the planning application.<br><br><b>Planning Inspector allowed appeal given no observed safety concerns and "there is nothing to indicate that the proposal would be unacceptable, even though it is not fully compliant with the SPD." "...impact on residential amenity would not be so severe as to warrant the proposal Unacceptable", "...note a lack of strenuous objections from local residents" (Alison Scott HMPI)</b> |
| Unparished | DM/25/03430/TCA                           | Pear Tree Cottage Bent House Lane Durham DH1 2RY   | T1 - T2 -T3 Cherry trees, to fell in order to extend the wildflower meadow.<br>G1 - Cherry trees, no action required.<br>G2 - Cherry trees, no action required.                                                                                                                                                            | approved              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Unparished | <a href="#">DM/26/00106/FPA</a>           | Lambs Cottage Rennys Lane Gilesgate Durham DH1 2RE | Change of use of land to vehicle rental (Sui Generis), the demolition of existing building, erection of office building, wash bay, vehicle parking, landscaping, and associated works.                                                                                                                                     | approved              | Objection Submitted<br><br>Note - advertising pylon has been redesigned following our comments to be more in keeping with the local area.                                                                                                                                                                                                                                                                                                                                                                                                                |
| Unparished | <a href="#">DM/26/00386/FPA</a>           | 10 Sherburn Road Durham DH1 2JR                    | Replace shop front with a separate door and window, installation of new doorway and two windows in the rear offshoot and demolish rear store and garage.                                                                                                                                                                   | approved              | amended                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Unparished | <a href="#">DM/26/00535/FPA</a>           | 39 Sunderland Road Gilesgate Durham DH1 2LG        | Change of use of the existing first floor flat from residential to office use for the existing veterinary business at ground floor level. Existing bedrooms would be used as offices and the kitchen and living space would be used for staff purposes.                                                                    | approved              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Location   | Reference                       | Location                           | Description                                                                                                                                                                                                                                               | Update   | Notes |
|------------|---------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|
| Unparished | <a href="#">DM/26/00751/CEU</a> | 14 Sherburn Road<br>Durham DH1 2JR | Certificate of Lawful Existing Use to confirm that the property's established use as a small HMO (Class C4) was in place before the introduction of the Durham City Article 4 Direction (1 September 2016) and has continued lawfully to the present day. | approved |       |

b. Updates

| Location | Reference                       | Location                                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Update                                     | Notes        |
|----------|---------------------------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------|
| Parish   | <a href="#">DM/25/00289/FPA</a> | 63 Moor Crescent                                  | Two storey side extension                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | pending consideration, application amended |              |
| Parish   | <a href="#">DM/25/02600/DRC</a> | Ramside Hall Golf Club<br>Ramside Durham DH1 1TD  | Discharge of Conditions 3 (Biodiversity Net Gain Plan), 4 (HMMP) and 10 (Landscape Plan) pursuant to Planning Permission DM/25/00144/FPA                                                                                                                                                                                                                                                                                                                                                                                                                                                       | pending consideration                      | no documents |
| Parish   | <a href="#">DM/26/00258/VOC</a> | MGL Group Rennys Lane<br>Gilesgate Durham DH1 2RS | Variation of condition 2 (approved plans), 3 (preliminary ecological appraisal), 5 (drainage), and 7 (BNG plan) pursuant to planning permission DM/24/02248/FPA. Condition Number(s): Conditions 2,3,5,7 and 8 Conditions(s) Removal: Building siting amended to avoid an existing strategic water main that crosses the site. Approved details for conditions 2, 3, 5 and 7 to be replaced with like-for-like to reflect the new position of the building and adjustment to the parking arrangement. The details for the Habitat Management and Monitoring Plan for Condition 8 are included. | pending decision                           |              |
| Parish   | <a href="#">DM/26/00639/FPA</a> | 50 Thorndale Road<br>Belmont Durham DH1 2AH       | Two storey side extension                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | pending consideration                      |              |
| Parish   | <a href="#">DM/26/00930/FPA</a> | 12 Ramside Park Carrville<br>Durham DH1 1NS       | First floor rear extension with balcony and single storey rear extension                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | pending decision                           |              |

c. New applications

| Location   | Reference                       | Location                                       | Description                                                                                                                                                                                                                                                                              | Update                   | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------|---------------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish     | <a href="#">DM/26/00991/FPA</a> | 10 Nuns Row Gilesgate<br>Durham DH1 1HG        | Change of use to flexible use permission as a House in Multiple Occupation (Use Class C4) and a Dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). | pending<br>consideration | <p><b>Issues noted:</b></p> <p>Smallest bedroom floor area 6.21 sq m, smaller than 6.21 specified in Cat B standards</p> <p>No soundproofing on party wall with 11 Nuns Row, risk to residential amenity (note resident is a vulnerable person due to age and health, is not in a position to object themselves)</p> <p>Existing car parking does not match plan, application says no changes to be made but for sufficient parking spaces to be obtained, the front wall will need to be removed and driveway widened</p> <p>Several complaints received from neighbouring residents</p> <p>Significantly under 10% based on RH data analysis, DCC data pending.</p> <p>Deadline for comment: 01/06/2026</p> <p>PC to submit objection. Action:?</p> |
| Parish     | <a href="#">DM/26/01186/FPA</a> | 16 Oakham Drive<br>Carrville Durham DH1 1NB    | Garage conversion with pitched roof and single storey rear extension                                                                                                                                                                                                                     | pending<br>consideration |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Unparished | <a href="#">DM/26/01072/CEU</a> | 21 Young Street<br>Gilesgate Durham DH1 2JU    | Certificate of lawfulness for use of the property as a House in Multiple Occupation (Use class C4).                                                                                                                                                                                      | pending<br>consideration |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Unparished | <a href="#">DM/26/01173/FPA</a> | 35A Wakenshaw Road<br>Gilesgate Durham DH1 1EP | Retrospective application for a single storey utility room extension and boundary wall to south and east                                                                                                                                                                                 | pending<br>consideration |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

d. Appeals

| Location   | Reference                                                              | Location                                                      | Description                                                                                                                                                                                                                                                          | Update                                               | Notes                                                                                                                                                                                                                                                                                        |
|------------|------------------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unparished | <a href="#">DM/25/01397/FPA</a><br><a href="#">Appeal ref 6005969</a>  | 3 Roosevelt Road                                              | Change of use from dwellinghouse (Class C3) to house in multiple occupation (Class C4) including single storey rear extension, cycle parking and bin storage                                                                                                         | APPEAL response submitted<br><br>Awaiting site visit | Planning enforcement contacted as the work has been started, and the work carried out does not match the plans.<br><br>Appealed on grounds of non-determination<br><br>Deadline for comment: 17/04/2026                                                                                      |
| Unparished | <a href="#">DM/25/03386/FPA</a><br><a href="#">Appeal ref 6004494</a>  | 49 Annand Road<br>Gilesgate Durham DH1 1PW                    | Change of use from dwellinghouse (Use Class C3) to a flexible use permission as a HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GPDO including single storey rear extension, cycle parking and bin storage. | APPEAL<br>Awaiting site visit                        | This is a resubmission of a previous HMO application which was refused on 30 July 2025. It is within 100m of 119 Bradford Crescent.<br><br>Planning officer has indicated recommendation to approve.<br><br>Appealed on grounds of non-determination<br><br>Deadline for comment: 17/03/2026 |
| Unparished | <a href="#">DM/25/03413/FPA</a><br><a href="#">Appeal ref 6004850</a>  | 119 Bradford Crescent<br>Gilesgate Durham DH1 1HW             | Change of use from dwellinghouse (Use Class C3) to a flexible use permission as a HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GPDO including single storey rear extension and cycle parking               | APPEAL response submitted<br><br>Awaiting site visit | This is a resubmission of a previous HMO application which was refused on 17 June 2025. It is within 100m of 49 Annand Road.<br><br>Appealed on grounds of non-determination.<br><br>Deadline for comments: 23/03/2026                                                                       |
| Unparished | <a href="#">DM/25/03521/FPA</a><br><a href="#">Appeal ref: 6007060</a> | 4 Goodyear Crescent<br>Sherburn Road Estate<br>Durham DH1 2EB | Change of use from dwellinghouse (Use Class C3) to a flexible use permission as a HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GPDO and the addition of a single storey rear extension.                    | APPEAL response submitted<br><br>Awaiting site visit | Error in HMO data analysis - reported to planning officer<br><br>Called in and amended prior to appeal<br><br>Deadline for comments: 13/05/2026                                                                                                                                              |
| Unparished | <a href="#">DM/26/00072/FPA</a><br><a href="#">Appeal ref 6006352</a>  | 55 Bradford Crescent<br>Gilesgate Durham DH1 1HL              | Change of use from dwellinghouse (Use Class C3) to a flexible use permission as a HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GPDO including single storey rear extension, cycle parking and bin storage  | APPEAL response submitted<br><br>Awaiting site visit | Concerns in relation to safe emergency egress from internal rooms and parking<br><br>Deadline for comment 22/04/2026                                                                                                                                                                         |

8. To consider Durham County Council consultations (see <https://letstalkcountydurham.co.uk/en-GB/>)

- None

9. Correspondence and enforcement issues

10. Neighbourhood Plan Working Group update

11. Any other business not on the Agenda