

Planning Committee Agenda – 22 July 2026

Belmont Community Centre - 5.30pm

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 with documents for Full Parish Council)
4. Public Participation (a maximum of 5 minutes for each member of the public (Standing Order 3(g)), up to a total of 30 minutes)

5. To consider submitted planning applications

a. Outcomes

Location	Reference	Location	Description	Update	Notes
Parish	DM/25/02600/DRC	Ramside Hall Golf Club 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	approved	no documents
Parish	DM/26/00639/FPA	50 Thorndale Road Belmont Durham DH1 2AH	Two storey side extension	approved	BNG not required
Parish	DM/26/00258/VOC	MGL Group Rennys Lane 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 relaced 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.	approved	
Parish	DM/26/00930/FPA	12 Ramside Park Carrville Durham DH1 1NS	First floor rear extension with balcony and single storey rear extension	approved	

b. Updates

Location	Reference	Location	Description	Update	Notes
Parish	TPO/426/2026	Street Record Aidan Gardens Belmont	Aidan Gardens Belmont Tree Preservation Order 2026	pending decision	
Parish	DM/25/00289/FPA	63 Moor Crescent	Two storey side extension	pending consideration, application amended	

Location	Reference	Location	Description	Update	Notes
Parish	DM/26/00991/FPA	10 Nuns Row Gilesgate 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 consideration application amended	<p>Issues noted: Smallest bedroom floor area 6.21 sq m, smaller than 6.51 specified in Cat B standards <i>This has been updated... by changing the measurements on the plan. This needs to be checked for accuracy</i></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). <i>No changes noted</i></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>
Parish	DM/26/01186/FPA	16 Oakham Drive Carrville Durham DH1 1NB	Garage conversion with pitched roof and single storey rear extension	pending consideration	
Unparished	DM/26/01072/CEU	21 Young Street Gilesgate Durham DH1 2JU	Certificate of lawfulness for use of the property as a House in Multiple Occupation (Use class C4).	pending consideration	
Unparished	DM/26/01173/FPA	35A Wakenshaw Road Gilesgate Durham DH1 1EP	Retrospective application for a single storey utility room extension and boundary wall to south and east	pending consideration	

c. New applications

Location	Reference	Location	Description	Update	Notes
Parish	DM/26/01502/FPA	178 Devonshire Road Belmont Durham DH1 2BL	Single-storey rear extension with 2no. rooflights and conversion of attached garage		
Parish	DM/26/01365/TPO	22 Aidan Gardens Belmont Durham DH1 2BF	Tree 1 - Horse Chestnut - Prune lower branches by 30-40ft due to overhang into neighboring garden and blocking light Tree 2 - Sycamore - Prune lower branches by 30-40ft due to overhang into neighboring garden and blocking light Tree 3 - Sycamore - Prune to the left-hand side by 30-40ft due to overhang into neighboring garden and blocking light Tree 4 - Sycamore - Prune lower branches by 40ft due to overhang into neighboring garden and blocking light, prune large branch back to safety due to overhanging fence over parked cars.		
Parish	DM/26/01495/DRC	Lambs Cottage Rennys Lane Gilesgate Durham DH1 2RE	Discharge of condition 6 (electric vehicle charging points) pursuant to planning permission DM/26/00106/FPA		
Parish	DM/26/01283/DRC	MGL Group Rennys Lane Gilesgate Durham DH1 2RS	Discharge of condition 14 (Sustainability statement) pursuant to planning permission DM/26/00258/VOC		
Parish	DM/26/01305/FPA	40 Frank Street Gilesgate Moor Durham DH1 2JF			
Parish	DM/26/00885/CPO	2 Ennerdale Close Belmont Durham DH1 2UG	Conversion of part of an existing domestic garage to form a small, appointment-only treatment room including installation of an internal partition and a frosted window to the rear elevation.		
Parish	DM/26/01400/AD	Pulman Skoda Belmont Industrial Estate Durham DH1 1HP	Removal of existing signage and the display of 3 no. illuminated fascia signs, 1 no. illuminated pylon sign, 1 no. non-illuminated directional sign and new illuminated entrance portal		
Unparished	DM/26/01528/FPA	135 Edge Court Sherburn Road Estate Durham DH1 2XG	Conversion of small community hall and existing adjoining bungalow into 1 no. 3-bedroom fully adapted bungalow with associated private parking, front and rear external gardens with boundary fencing/wall.		

d. Appeals

Location	Reference	Location	Description	Update	Notes
Unparished	DM/25/01397/FPA Appeal ref 6005969	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 Awaiting site visit	Planning enforcement contacted as the work has been started, and the work carried out does not match the plans. Appealed on grounds of non-determination Deadline for comment: 17/04/2026
Unparished	DM/25/03386/FPA Appeal ref 6004494	49 Annand Road 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 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. Planning officer has indicated recommendation to approve. Appealed on grounds of non-determination Deadline for comment: 17/03/2026
Unparished	DM/25/03413/FPA Appeal ref 6004850	119 Bradford Crescent 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 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. Appealed on grounds of non-determination. Deadline for comments: 23/03/2026
Unparished	DM/25/03521/FPA Appeal ref: 6007060	4 Goodyear Crescent Sherburn Road Estate 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 Awaiting site visit	Error in HMO data analysis - reported to planning officer Called in and amended prior to appeal Deadline for comments: 13/05/2026
Unparished	DM/26/00072/FPA Appeal ref 6006352	55 Bradford Crescent 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 Awaiting site visit	Concerns in relation to safe emergency egress from internal rooms and parking Deadline for comment 22/04/2026

e. Licencing

Location	Location	Description	Update	Notes
Unparished	2 Sherburn Road, Durham, DH2 2JR	Queens Head Hotel – Application for variation of a premises license		

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

- To consider strategy for forthcoming scoping consultation in association with Neighbourhood Plan Working Group - proposal

Block A: Growth, Housing and Communities (Q5 - 31)

Lead: P Conway (NPWG)

Support: Cllrs Hornby, Corrigan; J Hutchinson (NPWG), C Powell (GRA), any interested parties from other Committees

Block B: Economy, Tourism and Town Centres (Q32-43)

Lead: Cllr. Hodgson

Support: Cllr. L. Mavin, Business Working Group, P Conway (NPWG), Representative from GRA

Block C: Infrastructure, Minerals and Resources (Q44-54)

Lead: Cllr. Watson

Support: Cllr Hornby, Environment Committee

Block D: Design, Transport and Place-Making (Q55-72)

Lead: Cllr. Hornby

Support: Cllrs. Lattin, L. Mavin, Walker, P Conway, J Hutchinson (NPWG), Representative from GRA

Block E: Environment, Heritage and Wellbeing (Q73-103)

Lead: Cllr. Lattin

Support: Cllrs. Watson, Corrigan, L Mavin, Environment Committee, Representative from GRA

7. Correspondence and enforcement issues

8. Neighbourhood Plan Working Group update

9. Any other business not on the Agenda