

# 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     | <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). | approved | PC objected.<br><br>Most issues resolved via condition |
| 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                                                                                                                                                                                                                     | approved | (Amended description)                                  |
| Parish     | <a href="#">DM/26/01283/DRC</a> | MGL Group Rennys Lane<br>Gilesgate Durham DH1 2RS | Discharge of condition 14 (Sustainability statement) pursuant to planning permission DM/26/00258/VOC                                                                                                                                                                                     | approved | Fast tracked                                           |
| 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                                                                                                                                                                                 | approved | BNG not required                                       |

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/26/00885/CPO</a> | 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.                                                                                                                                                                                                                                                                                                                                                      | pending consideration                      |       |
| Parish   | <a href="#">DM/26/01305/FPA</a> | 40 Frank Street Gilesgate Moor Durham DH1 2JF         | Retention of erection of an outbuilding to rear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | pending decision                           |       |
| Parish   | <a href="#">DM/26/01365/TPO</a> | 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. | pending consideration                      |       |
| Parish   | <a href="#">DM/26/01400/AD</a>  | 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                                                                                                                                                                                                                                                                                                                                                             | pending consideration                      |       |
| Parish   | <a href="#">DM/26/01495/DRC</a> | Lambs Cottage Rennys Lane Gilesgate Durham DH1 2RE    | Discharge of condition 6 (electric vehicle charging points) pursuant to planning permission DM/26/00106/FPA                                                                                                                                                                                                                                                                                                                                                                                                                                         | pending consideration                      |       |
| Parish   | <a href="#">DM/26/01502/FPA</a> | 178 Devonshire Road Belmont Durham DH1 2BL            | Single-storey rear extension with 2no. rooflights and conversion of attached garage                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | pending decision                           |       |
| Parish   | <a href="#">TPO/426/2026</a>    | Street Record Aidan Gardens Belmont                   | Aidan Gardens Belmont Tree Preservation Order 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | pending decision                           |       |

| Location   | Reference                       | Location                                           | Description                                                                                                                                                                                                 | Update                | Notes |
|------------|---------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------|
| Unparished | <a href="#">DM/26/01072/CEU</a> | 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 | <a href="#">DM/26/01528/FPA</a> | 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. | pending consideration |       |

c. New applications

| Location   | Reference                       | Location                                                                             | Description                                                                                                                                                                                                                                                          | Update | Notes |
|------------|---------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|
| Parish     | <a href="#">DM/26/01157/FPA</a> | 24 Birkdale Gardens Belmont Durham DH1 2UJ                                           | First floor side extension                                                                                                                                                                                                                                           |        |       |
| Parish     | <a href="#">DM/26/01620/AD</a>  | Pizza Hut Unit 12 Durham City Retail Park McIntyre Way Gilesgate Moor Durham DH1 2RP | 3 no. internally illuminated fascia signs                                                                                                                                                                                                                            |        |       |
| Parish     | <a href="#">DM/26/01668/FPA</a> | 4 Wiltshire Close Belmont Durham DH1 2BG                                             | Garage conversion including installation of hipped roof                                                                                                                                                                                                              |        |       |
| Parish     | <a href="#">DM/26/01677/VOC</a> | 2 Abbots Row Gilesgate Durham DH1 1HE                                                | Variation of Condition 2 (approved plans) to extend the rear of the garage by 1.7m, pursuant to planning permission DM/25/03596/FPA                                                                                                                                  |        |       |
| Parish     | <a href="#">DM/26/01678/AD</a>  | St Andrews Park Dragon Lane Gilesgate DH1 2RH                                        | Erection and Display of 1no double-sided non-illuminated directional sign                                                                                                                                                                                            |        |       |
| Parish     | <a href="#">DM/26/01731/AD</a>  | Dragonville Filling Station Alma Place Gilesgate Moor Durham DH1 2HN                 | 1no Internally Illuminated Digital Display                                                                                                                                                                                                                           |        |       |
| Unparished | <a href="#">DM/26/01689/FPA</a> | 6 Fir Avenue Sherburn Road Estate Durham DH1 2EU                                     | Change of use from dwellinghouse (Use Class C3) to a flexible use permission as an HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GDPO including single storey rear extension, cycle parking and bin storage |        |       |

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                                                                                                         | pending decision                                       | 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>Deadline for comment: 17/04/2026<br><b>DCC officer recommended REFUSAL</b>                                                  |
| 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. | pending decision                                       | 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>Appealed on grounds of non-determination<br>Deadline for comment: 17/03/2026<br><b>DCC officer recommended REFUSAL</b>                              |
| 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               | pending decision                                       | 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>Deadline for comments: 23/03/2026<br><b>DCC officer recommended REFUSAL</b>                                   |
| 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>Referred to committee | Error in HMO data analysis - reported to planning officer. Called in and amended prior to appeal.<br><br>Appealed on grounds of non-determination.<br>Deadline for comments: 13/05/2026<br><b>To be</b> considered by Planning Committee: 21/06/2026<br><b>DCC officer recommended REFUSAL</b> |
| 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  | pending decision                                       | Concerns in relation to safe emergency egress from internal rooms and parking<br><br>Appealed on grounds of non-determination.<br>Deadline for comment 22/04/2026<br><b>Considered by DCC Planning Committee. 14/07/2026, committee recommended REFUSAL</b>                                    |

6. To consider Durham County Council consultations (see <https://letstalkcountydurham.co.uk/en-GB/>)
  - County Durham Plan scoping consultation – to set a date for further discussion
  - New Selective Licensing Scheme proposal – **note that no DH1 postcodes are included**
  - Communicating and sharing information about adult social care services
7. Correspondence and enforcement issues
  - 10 Rowantree Avenue
8. Neighbourhood Plan Working Group update - to be shared following meeting on 21 July 2026
9. Any other business not on the Agenda
- 10.