Planning Committee Agenda – 23 September 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 pre-submission proposals from Mr. J. Adamson (attached)
6. To consider submitted planning applications
    a. Outcomes

Location	Reference	Location	Description	Update	Notes
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.	approved	
Parish	DM/26/01305/FPA	40 Frank Street Gilesgate Moor Durham DH1 2JF	Retention of erection of an outbuilding to rear	approved	
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	approved	
Parish	DM/26/01502/FPA	178 Devonshire Road Belmont Durham DH1 2BL	Single-storey rear extension with 2no. rooflights and conversion of attached garage	approved	

Location	Reference	Location	Description	Update	Notes
Parish	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).	refused	
Parish	DM/26/01668/FPA	4 Wiltshire Close Belmont Durham DH1 2BG	Garage conversion including installation of hipped roof	approved	
Parish	DM/26/01678/AD	St Andrews Park Dragon Lane Gilesgate DH1 2RH	Erection and Display of 1no double-sided non-illuminated directional sign	approved	
Parish	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.	approved	
Parish	DM/26/02084/FPA	Pizza Hut Unit 12 Durham City Retail Park Mcintyre Way Gilesgate Moor Durham DH1 2RP	3 no. internally illuminated fascia signs	approved	(COSTA)
Parish	DM/26/02084/FPA	24 Birkdale Gardens Belmont Durham DH1 2UJ	First floor side extension	approved	
Parish	DM/26/02084/FPA	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	approved	
Parish	DM/26/02084/FPA	Dragonville Filling Station Alma Place Gilesgate Moor Durham DH1 2HN	1no Internally Illuminated Digital Display	approved	
Unparished	DM/26/02084/FPA	6 Fir Avenue Sherburn Road Estate Durham DH1 2EU	Change of use from dwelinghouse (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	approved	
Unparished	DM/26/02084/FPA	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 dismissed	Error in HMO data analysis - reported to planning officer. Called in and amended prior to appeal. Appealed on grounds of non-determination. Deadline for comments: 13/05/2026 To be considered by Planning Committee: 21/06/2026 DCC officer recommended REFUSAL
Unparished	DM/26/02084/FPA	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 allowed	Concerns in relation to safe emergency egress from internal rooms and parking Appealed on grounds of non-determination. Deadline for comment 22/04/2026 Considered by DCC Planning Committee. 14/07/2026, committee recommended REFUSAL

Location	Reference	Location	Description	Update	Notes
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	approved	
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 dismissed	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 DCC officer recommended REFUSAL
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 dismissed	This is a resubmission of a previous HMO application which was refused on 30 July 2025. It is within 100m of 119 Bradford Crescent. Appealed on grounds of non-determination Deadline for comment: 17/03/2026 DCC officer recommended REFUSAL
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 dismissed	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 DCC officer recommended REFUSAL

b. Updates

Location	Reference	Location	Description	Update	Notes
Parish	DM/25/00289/FPA	63 Moor Crescent	Two storey side extension	pending consideration, application amended	
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 neighburing garden and blocking light Tree 2 - Sycamore - Prune lower branches by 30-40ft due to overhang into neighburing garden and blocking light Tree 3 - Sycamore - Prune to the left-hand side by 30-40ft due to overhang into neighburing garden and blocking light Tree 4 - Sycamore - Prune lower branches by 40ft due to overhang into neighburing garden and blocking light, prune large branch back to safety due to overhanging fence over parked cars.	pending consideration	
Parish	TPO/426/2026	Street Record Aidan Gardens Belmont	Aidan Gardens Belmont Tree Preservation Order 2026	pending decision	

c. New applications

Location	Reference	Location	Description	Update	Notes
Parish	DM/26/02084/FPA	Car Park West Of 6 - 12 Cheveley Park Shopping Centre Belmont DH1 2AA	2no double sided digital 'D6' outdoor display units	objection submitted	Digital information screens, see below Objection submitted
Parish	DM/26/02084/FPA	8 Rosedale Road Belmont Durham DH1 2AS	Single storey rear extension	pending consideration	Domestic extension replacing existing conservatory
Parish	DM/26/01955/FPA	Vertu Compound Mandale Park Belmont Industrial Estate Durham DH1 1TT	Proposed Temporary Showroom & 2no. Ancillary Accomodation Poratcabins	pending consideration	Temporary site while works ongoing in current location
Parish	DM/26/02116/FPA	2 Fir Tree Close Gilesgate Moor Durham DH1 1DT	Single storey rear extension	pending consideration	Domestic extension replacing existing conservatory
Parish	DM/26/01992/FPA	61 Dragonville Sherburn Road Durham DH1 2DX	Change of use from C3 to C4 HMO occupation.	pending consideration	HMO conversion. Issues relating to room size, suitability of cycle storage, and parking (if number of rooms changing) 22nd Sept
Unparished	DM/26/02172/DRC	27 Pine Avenue Sherburn Road Estate Durham DH1 2EX	Discharge of condition 3 (Property and Tenant Management Plan), Condition 4 (external cycle storage) and condition 5 (bin store provision) pursuant to planning permission DM/25/01124/FPA	pending consideration	

Location	Reference	Location	Description	Update	Notes
Unparished	DM/26/02126/FPA	Gilesgate Medical Centre Glue Garth Gilesgate Durham DH1 2QQ	Extension of existing NHS surgery at ground floor level to form four additional consulting rooms and meeting room	pending consideration	
Unparished	DM/26/02421/FPA	Old Durham Gardens Bent House Lane Durham DH1 2RY	Installation of a 1.5 x 1.5m level, stone-paved platform with dressed stone kerbing to enable disabled access to the Terrace in the Lower Walled Garden at Old Durham Gardens.	pending consideration	5th October

d. Appeals

Location	Reference	Location	Description	Update	Notes
Unparished	DM/26/00250/FPA Appeal ref: 6013429	72 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 45 degree rule and parking. Original application refused by officers. Appealed on grounds of refusal. Deadline for comment 08/09/2026 Comment submitted

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

   - Council Plan 2027-2031 – *closes 23 September 2026*
   - Future of buses – *closes 28 September 2026*
   - Communicating and sharing information about adult social care services

8. Correspondence and enforcement issues

   - Response from MHCLG
   - 5 and 9 Monks Crescent
   - 10 Nuns Row
   - 27 Hawthorn Crescent
   - New *Aldi* site

9. Any other business not on the Agenda