Planning Committee Agenda – 28 October 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/26/01955/FPA	Vertu Compound Mandale Park Belmont Industrial Estate Durham DH1 1TT	Proposed Temporary Showroom & 2no. Ancillary Accomodation Poratcabins	approved	Temporary site while works ongoning in current location
Parish	DM/26/02084/FPA	8 Rosedale Road Belmont Durham DH1 2AS	Single storey rear extension	approved	Domestic extension replacing existing conservatory
Parish	DM/26/02116/FPA	2 Fir Tree Close Gilesgate Moor Durham DH1 1DT	Single storey rear extension	approved	Domestic extension replacing existing conservatory
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	approved	
Unparished	DM/26/02422/LB	Old Durham Gardens Bent House Lane Durham DH1 2RY	Installation of two metal information signs on the boundary of Old Durham Gardens	approved	Fast tracked

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	DM/26/01958/AD	Car Park West Of 6 - 12 Cheveley Park Shopping Centre Belmont DH1 2AA	2no double sided digital 'D6' outdoor display units	pending decision	Digital information screens, see below Objection submitted
Parish	DM/26/01992/FPA	61 Dragonville Sherburn Road Durham DH1 2DX	Change of use from C3 to C4 HMO occupation.	pending consideration, application amended	HMO conversion. Issues relating to room size, suitability of cycle storage, and parking (if number of rooms changing) Objection submitted 22 Sept Amended 20 Oct - note that the application now includes front bin storage, an improved cycle store, and an amended interior floorplan
Parish	DM/26/02610/DRC	4 Monks Crescent Gilesgate Durham DH1 1HD	Discharge of condition 3 (HMO Management Plan) pursuant of planning permission DM/23/02725/FPA	pending decision	
Parish	TPO/426/2026	Street Record Aidan Gardens Belmont	Aidan Gardens Belmont Tree Preservation Order 2026	pending decision	
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	

c. New applications

Location	Reference	Location	Description	Update	Notes
Parish	DM/26/02310/FPA	12 Deans Walk Gilesgate Durham DH1 1HA	Loft conversion in existing bungalow with creation of 2no. dormers (front and rear); including rooflight and 1no. gable end window. Extension to front elevation to create porch. Demolition of existing single garage and creation of garden room/workshop building.		
Parish	DM/26/02430/FPA	22 Frank Street Gilesgate Moor Durham DH1 2JF	Two-storey rear extension		
Parish	DM/26/02599/FPA	113 High Street Carrville Durham DH1 1BQ	Change of Use from a 3-bedroom single dwellinghouse (Use Class C3) to a 3-bedroom House in Multiple Occupation (Use Class C4) for up to 3 occupants, including internal soundproofing measures and provision for bike and bin storage.		Consider response on the basis of neighbour complaints. The following concerns have been noted: 1. Bicycle and refuse storage: The submitted plans do not clearly demonstrate how the proposed facilities would be accessed via the shared rear entrance, or whether this access is suitable for the regular movement of bicycles and refuse containers. 2. Neighbouring residential amenity: The proposed bicycle and refuse stores appear to be positioned close to the neighbouring property at 112 High Street, raising concerns about potential noise and disturbance. 3. Acoustic insulation: The application refers to soundproofing measures but provides limited information about their extent, specification and installation. 4. Noise management: The Environmental Health Officer has recommended a noise management plan, which could be secured through an appropriate planning condition. 5. Internal accommodation: One proposed bedroom appears to fall slightly below the Nationally Described Space Standard for a single bedroom, although it is acknowledged that the accommodation meets Durham County Council's HMO room-size standards. 6. Occupancy restriction: Should planning permission be granted, consideration should be given to imposing an explicit planning condition limiting occupation of the property to a maximum of three residents.
Parish	DM/26/02633/FPA	4 Fellside Gardens Carrville Durham DH1 1AB	Ground Floor Front Bay Window		
Parish	DM/26/02708/TPO	Land To The West Of 82-83 High Street Carrville DH1 1AT	1x Norway maple to be crown raised by 4m and laterally reduced by 2m on car park side of the tree. 1x Whitebeam to be latterly reduced by 1.5m.		

Location	Reference	Location	Description	Update	Notes
Parish	DM/26/02732/FPA	10 Ramside Park Carrville Durham DH1 1NS	New boundary walls to front of property to include lights, composite panelling and gates		
Unparished	DM/26/02437/AD	Old Durham Gardens Bent House Lane Durham DH1 2RY	1x wall-mounted sign and 1x free-standing sign		
Unparished	DM/26/02669/FPA	3 Musgrave Gardens Gilesgate Durham DH1 1PN	Single storey front extension		

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

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

- Annual budget (2027/28) and Medium Term Financial Plan (2027/28-2030/31) consultation – *closes 15 November 2026, considered by whole council; online meetings on 5 November (11am) and 12 November (6pm)*
- Changes to Oversubscription Criteria for Community and Voluntary Controlled Schools (run by the council) for the 2028/29 academic year – *closes 13 November 2026*
- Have your say on our Corporate Enforcement Policy – *closes 2 December 2026*

7. Correspondence and enforcement issues

- None

8. Any other business not on the Agenda