

City of Durham

At a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held in the Town Hall, Durham, on Wednesday, 29th March 2006, at 5.30 p.m.

Present: Councillor Young (in the Chair)
and Councillors Bell, Carr, Dickie, Gibbon, Griffin, Hawgood, Hopgood, Howarth, Jackson, Kinghorn, Rochford, Shaw, Simpson, Southwell, Stoddart, Syer, Taylor, Walker, Wolstenholme and Wynn.

Also Present: Councillors Hepplewhite, Kellett, Marsden, McDonnell, Moderate, Robinson, Simmons, Smith and Thomson.

548. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Crathorne and Norman.

549. MINUTES

The Minutes of the Meeting held on 8th March, 2006, were confirmed as a correct record and signed by the Chairman.

Report of Head of Planning Services

550. REPORTS FOR INFORMATION

Reports in relation to the following items had been circulated:-

- (a) Applications – Determined under Plenary Powers
- (b) Building Control Applications

Resolved: That the reports be noted.

551. DECISION MADE BY THE COUNTY COUNCIL

CM4/05/1187
Durham County Council

Former Hugh Mackay Carpet Factory, St John's Road, Meadowfield Industrial Estate, Durham, DH7 8YQ

Change of use and alterations to former carpet factory building to provide Service Direct offices, workshops, formation of new access, car parking and outdoor storage facilities.

The above application was considered by the City Council under delegated powers on 15th January 2006 when it was resolved to offer no objection to the application.

Durham County Planning Committee had now considered the proposal and resolved to approve the application subject to conditions.

Resolved: That the report be noted.

552. APPLICATION CALLED IN BY THE SECRETARY OF STATE

Hay & Kilner Solicitors

Land at Meridian Health & Fitness, Walkergate, Durham

Proposed demolition of industrial shed containing health and fitness club and associated single storey buildings including those of former Mill in connection with the proposed erection of 93 apartments plus 6 living/workspaces, local heritage facility building, together with outdoor cultural space, resident amenity space and underground parking.

The above application was considered by the Development Control Committee on 12th December 2005 where it was determined that the City Council approve the application.

The Secretary of State had now decided to call-in the application and a Public inquiry would be held, the date of which was yet to be decided. Members would be informed of the outcome in due course.

Resolved: That the report be noted.

553. RECOMMENDATIONS ON OTHER APPLICATIONS

The Head of Planning Services presented reports on the following applications and the following decisions were made:-

**(a) 05/01109/FPA
Mr G Sumner**

Former Institute and Coach Depot, Front Street, Quarrington Hill, Durham

Erection of 14no. two storey dwellings with associated access road, garages, car parking and landscaping

Resolved: (i) That the application be **APPROVED** subject to the following conditions:-

- (1) T1 - Time Limit [Full Approval] 2004
- (2) DT4 - External Materials
- (3) DT8 - Enclosure (Details to be Agreed)
- (4) DT10 - Hardstanding/Surface Materials
- (5) DT23 - Drainage Scheme
- (6) LA1 - Landscaping Scheme (Outline Permission)
- (7) CL01 - Contaminated Land Risk Assessment
- (8) CL01 - Contaminated Land Risk Assessment
- (9) CL03 - Addendum Method Statement
- (10) CL04 - Remediation Report
- (11) CL06 - Oil Interceptor
- (12) - The development hereby permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in Section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until

a planning obligation pursuant to Section 106 of the said Act relating to the land has been made and lodged with the Local Planning Authority and is to that Authority's approval. The said obligation will provide a financial sum, calculated in accordance with the requirements of Appendix 3 of the City of Durham Local Plan, towards local facilities in lieu of the provision of open and play space within the application site.

(ii) That a report be brought to a future Meeting of the Development Control Committee outlining expenditure on play facilities utilising Section 106 monies.

Note: *Councillor Happlewhite left the Meeting at 5.40p.m.*

(b) 06/00029/FPA
Urban Land Securities
Ltd

20-26 North Road, Durham, DH1 4SG
Change of use of existing offices to provide 12no. 2
& 3 bedroomed apartments, giving a total of 29no.
beds with external additions of 19no. rooflights

Resolved: That the application be **APPROVED** subject to the following conditions:-

- (1) T1 - Time Limit [Full Approval] 2004
- (2) DT23 - Drainage Scheme
- (3) - The use hereby permitted shall not commence until a scheme for sound insulation and the control of noise to stop the transmission of sound to the approved residential properties has been submitted to and approved in writing by the Local Planning Authority, and the approved insulation works and equipment have been installed.
- (4) - The development hereby permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in Section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until a planning obligation pursuant to Section 106 of the said Act relating to the land has been made and lodged with the Local Planning Authority and is to that Authority's approval. The said obligation will provide a financial sum, calculated in accordance with the requirements of Appendix 3 of the City of Durham Local Plan, towards local facilities in lieu of the provision of open and play space within the application site.
- (5) - Notwithstanding the information submitted shown on the submitted plans, the development hereby permitted shall not

begin until there have been submitted to and approved in writing by the Local Planning Authority details of enlarged refuse storage and litter containing facilities and all such approved facilities have been provided.

(c) 06/00147/OUT
SEDD Leisure Ltd

**Land adjacent Durham City Amateur Football Club, New Ferens Park, Belmont, Durham
Outline application for erection of office, children's nursery, family entertainment centre/dance fitness studio, and (A1) retail unit and 207 car parking spaces associated with these buildings and Durham City FC, including details of siting and access**

Resolved: That the application be **APPROVED** subject to the following conditions:-

- (1) T2 - Time Limit [Outline Approval] 2004
- (2) DT2 - Outline Permission (Specific Details Reserved) (Design and External Appearance and Landscaping)
- (3) - The occupation of any land or building hereby approved shall not take place until the planned improvements to the estate road – Belmont Road junction are substantially completed.
- (4) - Prior to any development commencing, a scheme for the management and protection of trees along the south eastern boundary of the red edged application site shall be submitted to and approved in writing by the Local Planning Authority.
- (5) - No development shall take place in respect of the proposed office and family entertainment/dance fitness buildings and their associated car parks, including in particular the proposed car park lying between the north east boundary of the existing football pitch and the north east boundary of the overall site, until such time as the written agreement to the resulting reduction of pitch width has been received from the governing bodies of the football leagues of the teams currently using the pitch.

The Meeting terminated at 6.00 p.m.

Chairman