



# Bishop Auckland Town Council

Kingsway Court, 54 Kingsway, Bishop Auckland, Co. Durham DL14 7JF

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Town Clerk: Sarah Harris

**TO:** Members of the **Planning Committee**

Councillor Adam Zair (Chairman)

Councillor Balmer-Howieson (Vice-Chairman) Councillor Katie Eliot, Councillor Mike

Harker, Councillor David Wilson and Councillor Sam Zair

6<sup>th</sup> February 2023

You are hereby summoned to attend a meeting of the **Planning Committee** on **Tuesday 14<sup>th</sup> February 2023** at the **Town Council Offices, 54 Kingsway, Bishop Auckland DL14 7JF**. This meeting will **immediately follow the Town Council meeting, commencing no earlier than 6pm.**

Members of the Public and Press are welcome to attend. However, in light of coronavirus concerns it is recommended that attendance is registered with the Town Clerk prior to attending to ensure that the meeting space is large enough to accommodate everyone safely. To register attendance please call 01388 207110 or email [council@bishopauckland-tc.gov.uk](mailto:council@bishopauckland-tc.gov.uk) by noon on Monday 13<sup>th</sup> February 2023.

The Chairman advises members of the Council and the public that the meeting or part of the meeting may be recorded by audio or video.

Yours sincerely

**Sarah Harris**

Clerk to the Council

## Agenda

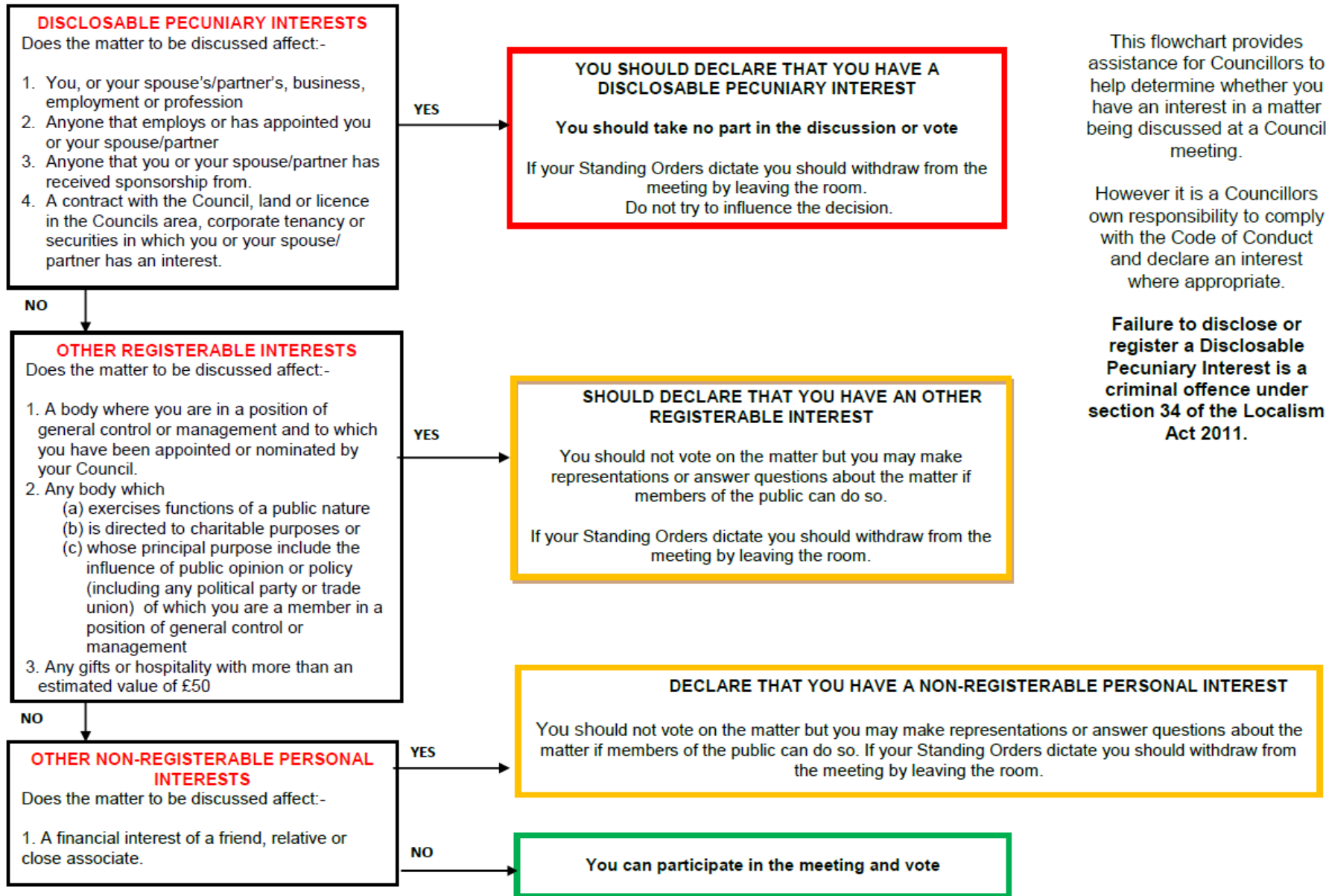
1. **Apologies for Absence**
2. **Declarations of Interest**  
To invite members to declare any personal and/or prejudicial interests they may have in any matter identified for discussion in the meeting.
3. **Minutes of last Planning Committee meeting**
4. **Public Participation**  
To hear from any members of the public subject to Public Participation Policy.
5. **Durham County Council: Planning Applications**  
To consider the attached report.
6. **Durham County Council: Under Delegated Authority**  
To note the attached report.

The County Council has devised a new system with regard to Planning Applications and in order to save paper and time, copies of applications and plans etc. can be viewed online at [www.durham.gov.uk](http://www.durham.gov.uk).

On popular pages at the right hand side click on Planning then click on on-line planning applications (public access), click on Public Access – Crook Area Office then type in the Application Ref. No. then click on the Ref. No.

I will no longer have copies of plans available at Planning Meetings. If you are unable to access the website and would like sight of any application plans, please let me know before the Planning Committee Meeting when I will arrange to have hard copies available at the meeting.

## DO I HAVE AN INTEREST?



**Bishop Auckland Town Council  
Planning Committee  
18 October 2022  
Minutes**

**Item No.3**

**In attendance:**

Cllr D Wilson, A Zair, M Siddle and L Zair.

Also in attendance: Sarah Harris, Town Clerk and Vicki Booth, Assistant Clerk.

**PC18/22 Apologies for Absence** - no apologies were received.

**PC19/22 Declarations of Interest** – no declarations were made.

**PC20/22 Public Participation** – No members of the public were in attendance.

**PC21/22 Durham County Council: Planning Applications** - Members considered the report.

**Resolved:** that a note of support be submitted to DM/22/02672/FPA Regarding the change of use to an apart hotel at the Claremont on Princes Street. Members viewed this to be a good prospect and supported the application.

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**PC22/22 Durham County Council: Under Delegated Authority** Members considered the report.

**Resolved:** That the report be noted.

# Planning Applications Received

Item No. 5

The following planning applications have been received since the last meeting (**18<sup>th</sup> October 2022**)

Further detailed information on individual applications can be viewed via Durham County Council's website by holding 'ctrl' and clicking on the Application Number, (i.e. the blue text).

Nov & Dec 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
<a href="#">DM/22/0364 1/FPA</a>	Mr P Willis	4 Lumley Grove Bishop Auckland DL14 6LH	Single storey rear extension and decking with balustrading	Town Centre	Clare Walton Delegated	11 Jan 2023
<a href="#">DM/22/0301 2/FPA</a>	The Merry Monk	30 Market Place Bishop Auckland DL14 7NP	Change of use and conversion of first floor managers flat into 4 no. lettable rooms	Town Centre	Hillary Sperring	5 Jan 2023
<a href="#">DM/22/0353 0/LB</a>	Bishop Auckland College	25 Newgate Street Bishop Auckland DL14 7EP	Repairs to Grade II Listed Building, including shopfront, bay windows, second floor windows, timber lintols, gutters, brickwork and render	Town Centre	Jayne Pallas Delegated	5 Jan 2023
<a href="#">DM/22/029 07/LB</a>	Bondgate Holdings Ltd	The Lightfoot Institute 24 Kingsway Bishop Auckland DL14 7JN	Retention of double glazed timber sliding sash windows, window alterations, replacement front and rear entrance doors, roofing, roof lantern, pointing and associated works	Town Centre	Hilary Sperring Delegated	29 Dec 2022
<a href="#">DM/22/0320 0/FPA</a>	Mr & Mrs Wherry	38 Etherley Lane Bishop Auckland DL14 7QZ	Side extension, raising of height and conversion of existing attached garage	Town Centre	Mark Sandford Delegated	28 Dec 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
			(external alterations including installation of external insulation, render, cladding, replacement windows and doors and installation of air source heat pump shown but permission not required)			
<a href="#">DM/22/03513/FPA</a>	Mr S Wall	171 Woodhouse lane Bishop Auckland DL14 6JT	Detached double garage to front garden and retention of 2.35m fence/wall to front boundary (Retrospective)	Town Centre	Mark Sandford Delegated	26 Dec 2022
<a href="#">DM/22/03198/LB</a>	The Auckland Project	45 - 46 Market Place Bishop Auckland DL14 7NP	Alterations to the entrance door and associated works	Town Centre	Hillary Sperring Delegated	22 Dec 2022
<a href="#">DM/22/03369/FPA</a>	Gibsons Funeral Services	25 Cockton Hill Road Bishop Auckland DL14 6EN	Single Storey rear extension	Woodhouse Close	Clare Walton Delegated	22 Dec 2022

Jan 2023

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
<a href="#">DM/22/03732/VOC</a>	Cairnwell Developments	Former Day Care Centre Dere Avenue Bishop Auckland DL14 9SY	Variation of condition 2 on planning permission DM/21/00029/FPA to amend siting, scale and design of care home to form a 39 bed care home for people with complex needs	Woodhouse Close	Sue Hyde Delegated	2 Feb 2023

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Electoral Division/Parish</b>	<b>Case Officer/Expected Decision Level</b>	<b>Consultation End Date</b>
<a href="#">DM/23/0003</a> <a href="#">2/FPA</a>	Stack (Bishop Auckland) Limited	9A Newgate Street Bishop Auckland DL14 7EP	Demolition of existing building and structures and the erection of a mixed use building comprising uses within Use Class E 'Commercial, Business and Service' and Sui Generis 'Drinking Establishments and Venues for Live Music Performances and Events' with ancillary facilities, provision of a roof-top terrace with external seating and associated facilities	Town Centre	George Spurgeon Committee	9 Feb 2023
<a href="#">DM/23/0010</a> <a href="#">4/FPA</a>	Jones	2 Chapel Street Toronto Bishop Auckland DL14 7RY	Single Storey rear extension	Town Centre	Claire Walton Delegated	13 <sup>th</sup> Feb 2023
<a href="#">DM/23/0013</a> <a href="#">3/FPA</a>	c/o Agent	30 Newgate Street Bishop Auckland DL14 7EG	Replacement shopfront and installation of roller shutter	Town Centre	Jayne Pallas Delegated	23 <sup>rd</sup> Feb 2023

Feb 2023

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Electoral Division/Parish</b>	<b>Case Officer/Expected Decision Level</b>	<b>Consultation End Date</b>
<a href="#">DM/23/0003</a> <a href="#">2/FPA</a>	Stack (Bishop Auckland) Limited	9A Newgate Street Bishop Auckland DL14 7EP	Demolition of existing building and structures and the erection of a mixed use building comprising uses within Use Class E 'Commercial, Business and Service' and	Town Centre	George Spurgeon Committee	9 Feb 2023

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
			Sui Generis 'Drinking Establishments and Venues for Live Music Performances and Events' with ancillary facilities, provision of a roof-top terrace with external seating and associated facilities			
<a href="#">DM/23/00104/FPA</a>	Jones	2 Chapel Street Toronto Bishop Auckland DL14 7RY	Single Storey rear extension	Town Centre	Claire Walton Delegated	13 <sup>th</sup> Feb 2023
<a href="#">DM/23/00133/FPA</a>	c/o Agent	30 Newgate Street Bishop Auckland DL14 7EG	Replacement shopfront and installation of roller shutter	Town Centre	Jayne Pallas Delegated	23 <sup>rd</sup> Feb 2023
<a href="#">DM/23/00195/FPA</a>	Miss Judith Layfield	25 Newgate Street Bishop Auckland DL14 7EP	Conversion from shop with office above to a mixed use for a catering education facility at ground floor, with commercial restaurant and retail space. Upper floors training support, job creation and business start up space. (Mixed use Class F1, and Class E) extension to house lift.	Town Centre	Sue Hyde Delegated	2 <sup>nd</sup> March 2023
<a href="#">DM/23/00196/LB</a>	Miss Judith Layfield	25 Newgate Street Bishop Auckland DL14 7EP	Internal and external alterations to facilitate the conversion of the premises to a catering education facility at ground floor, with commercial restaurant and retail space. Upper floors providing training support,	Town Centre	Sue Hyde Delegated	2 <sup>nd</sup> march 2023



<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Electoral Division/Parish</b>	<b>Case Officer/Expected Decision Level</b>	<b>Consultation End Date</b>
			job creation and business start up space and extension for a new lift.			

## Applications Determined Under Delegated Authority

The planning applications listed below have been determined by Durham County Council since the last meeting of this Committee.

Full details of conditions attached to approvals or reasons for refusal please access individual applications via the Planning Public Access element of the Council's website at [www.durham.gov.uk](http://www.durham.gov.uk).

### APPROVED

DM/21/00343/VOC Gleeson Regeneration LTD	Site Of Former Bracks Farm Bishop Auckland DL14 8DN	Removal of condition 13 to be replaced by a Section 106 Agreement to pay a pro rata financial contribution towards works on the same A688/A689/B6287/C130 roundabout pursuant to permission 3/2012/0278
DM/22/00658/FPA Appleton Homes	Land At Etherley Dene Adjacent To Etherley Lane Depot Etherley Lane Bishop Auckland DL14 6UQ	Erection of 7 dwellings
DM/22/01464/FPA HSBC UK Bank Plc	21 Newgate Street Bishop Auckland DL14 7HQ	Removal of existing ATM and signage with replacement window and cill and associated making good works. Removal of internal fixed furniture/fittings
DM/22/01945/FPA Mr Francesco Rea	1B Tenters Street Bishop Auckland DL14 7AB	Change of use from office to one two bed first floor flat
DM/22/02064/FPA The Auckland Project	9A Market Place Bishop Auckland DL14 7NJ	Change of use from residential flat (Class C3) to an appointment only reference library (Class F1(d))
DM/22/02135/LB Mr Richard Metcalfe	The Manor Cornwall Place Bishop Auckland DL14 6UR	Replacement windows and external doors, installation of security cameras and lights, change of use of 1st floor to create 3no. bed & breakfast rooms, glass balustrade to walk on roof deck, installation of rooflights
DM/22/02672/FPA Glenpark Developments Ltd	Claremont Princes Street Bishop Auckland DL14 7BB	Change of use to 19 bed apart-hotel (Class C1)
DM/22/02686/FPA Carter Jonas	12 Newgate Street Bishop Auckland DL14 7EG	Proposed shopfront and awning and new timber

		sash windows to second floor and associated work
DM/22/02907/LB Bondgate Holdings Ltd	The Lightfoot Institute 24 Kingsway Bishop Auckland DL14 7JN	Retention of double glazed timber sliding sash windows, window alterations, replacement front and rear entrance doors, roofing, roof lantern, pointing and associated work
DM/22/03198/LB The Auckland Project	45 - 46 Market Place Bishop Auckland DL14 7NP	Alterations to the entrance door and associated works
DM/22/03530/LB Bishop Auckland College	25 Newgate Street Bishop Auckland DL14 7EP	Repairs to Grade II Listed Building, including shopfront, bay windows, second floor windows, timber lintels, gutters, brickwork and render
DM/22/02134/FPA Mr Richard Metcalfe	The Manor Cornwall Place Bishop Auckland DL14 6UR	Replacement windows and external doors, installation of security cameras and lights, change of use of 1st floor to create 3no. bed & breakfast rooms, glass balustrade to walk on roof deck, installation of rooflights
DM/22/02912/TPO Mr Craig Marley	11 The Sidings Bishop Auckland DL14 7AE	3m pruning works to some branches and a selective crown reduction to a maximum of 3m to mature Ash Tree
DM/22/03369/FPA Gibsons Funeral Services	25 Cockton Hill Road Bishop Auckland DL14 6EN	Single storey rear extension
DM/22/02459/FPA Mr Mark Hicks	20 Prescott Way Bishop Auckland DL14 6FL	First floor front extension, garage conversion and porch to front
DM/22/02487/FPA Mr and Mrs Andy and Jade Shields	27 Weardale Drive Bishop Auckland DL14 0RA	Two storey rear extension
DM/22/02496/FPA Mr Breckon	2 Abbey Road Bishop Auckland DL14 6PN	Two storey side extension and single storey side and rear extensions
DM/22/02702/FPA Mr Craig Baker	10 Walcher Gardens Bishop Auckland DL14 7GA	Detached garden room and gym to side
DM/22/02760/FPA Jones	2 Chapel Street Toronto Bishop Auckland DL14 7RY	Single story rear extension
DM/22/02977/FPA Mr Ian Wade	47 Shawbrow View Bishop Auckland DL14 6XH	Single storey rear extension
DM/22/03200/FPA Mr and Mrs Wherry	38 Etherley Lane Bishop Auckland DL14 7QZ	Side extension, raising of height and conversion of existing attached garage (external alterations including installation of external insulation, render, cladding, replacement windows and doors

		and installation of air source heat pump shown but permission not required)
DM/22/03429/FPA Mrs Scott Adams	2 Bowes Grove Bishop Auckland DL14 6LQ	Single storey rear extension
DM/22/03282/TPO Mr Richard Taylor	Dellwood Kingsway Bishop Auckland DL14 7JN	Remove lower branches below 3m and shorten limbs
<b>REFUSED</b>		
DM/20/01838/LB Breaking Bread Durham Limited	8 Market Place Bishop Auckland DL14 7NJ	Listed Building application to paint the external walls of the building