



## **Bishop Auckland Town Council**

The Four Clocks Centre, 154a Newgate Street,  
Bishop Auckland, Co. Durham DL14 7EH

**Tel:** 01388 609852    **Email:** council@bishopauckland-tc.gov.uk

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**Town Clerk: David Anderson**

**TO:** Members of the **PLANNING COMMITTEE**

Councillor Cullen, (Chairman)  
Councillor Wilson (Vice Chairman) and Councillors Allen, Newton-Woods, A. Zair and  
L. Zair

Copies to all other Members of the Town Council for information

19<sup>th</sup> June 2019

Dear Councillor,

I hereby give you notice that a meeting of the **Planning Committee** will be held in the Wesley Room at the Four Clocks Centre, Bishop Auckland on **Tuesday 25<sup>th</sup> June 2019 immediately following the Town Council meeting, but no earlier than 7:00pm.**

Yours sincerely

**David Anderson**  
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. Public Participation**  
To hear from any members of the public subject to Public Participation Policy
- 4. Durham County Council: Planning Applications**  
To consider the attached report
- 5. Durham County Council: Planning Decisions**  
To note the attached report

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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 on line 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?

**DISCLOSABLE PECUNIARY INTERESTS**  
Does the matter to be discussed affect:-

1. You, or your spouse's/partner's, business, employment or profession
2. Anyone that employs or has appointed you or your spouse/partner
3. Anyone that you or your spouse/partner has received sponsorship from.
4. A contract with the Council, land or licence in the Councils area, corporate tenancy or securities in which you or your spouse/partner has an interest.

YES

**YOU SHOULD DECLARE THAT YOU HAVE A DISCLOSABLE PECUNIARY INTEREST**

**You should take no part in the discussion or vote**

If your Standing Orders dictate you should withdraw from the meeting by leaving the room.  
Do not try to influence the decision.

NO

**OTHER REGISTERABLE INTERESTS**  
Does the matter to be discussed affect:-

1. A body where you are in a position of general control or management and to which you have been appointed or nominated by your Council.
2. Any body which
  - (a) exercises functions of a public nature
  - (b) is directed to charitable purposes or
  - (c) whose principal purpose include the influence of public opinion or policy (including any political party or trade union) of which you are a member in a position of general control or management
3. Any gifts or hospitality with more than an estimated value of £50

YES

**SHOULD DECLARE THAT YOU HAVE AN OTHER REGISTERABLE INTEREST**

You should not vote on the matter but you may make representations or answer questions about the matter if members of the public can do so.

If your Standing Orders dictate you should withdraw from the meeting by leaving the room.

NO

**OTHER NON-REGISTERABLE PERSONAL INTERESTS**  
Does the matter to be discussed affect:-

1. A financial interest of a friend, relative or close associate.

YES

**DECLARE THAT YOU HAVE A NON-REGISTERABLE PERSONAL INTEREST**

You should not vote on the matter but you may make representations or answer questions about the matter if members of the public can do so. If your Standing Orders dictate you should withdraw from the meeting by leaving the room.

NO

**You can participate in the meeting and vote**

This flowchart provides assistance for Councillors to help determine whether you have an interest in a matter being discussed at a Council meeting.

However it is a Councillors own responsibility to comply with the Code of Conduct and declare an interest where appropriate.

**Failure to disclose or register a Disclosable Pecuniary Interest is a criminal offence under section 34 of the Localism Act 2011.**

**PLANNING APPLICATIONS RECEIVED****ITEM No. 4**

The following planning applications have been received since the last meeting (**16<sup>th</sup> April 2019**).

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).

**15<sup>th</sup> April 2019**

<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/19/01167</a> <a href="#">/FPA</a>	Mr Tim Wood	49 Westfield Road Bishop Auckland DL14 6AE	Single storey extension and raised decking to rear, rendering works to existing dwelling	Bishop Auckland Town Bishop Auckland	Mark Sandford Delegated	01/05/2019

**23<sup>rd</sup> April 2019**

<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/19/01194</a> <a href="#">/FPA</a>	Mr Darren Hall	King James I Academy South Church Road Bishop Auckland DL14 7JZ	Erection of two modular classroom blocks and associated works	Bishop Auckland Town Bishop Auckland	Amy Williamson Delegated	08/05/2019

**29<sup>th</sup> April 2019**

<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/19/00926</a> <a href="#">/FPA</a>	Mr Darren Butt	1 Kensington Bishop Auckland DL14 6HX	Cladding, new doors, windows and external alterations	Woodhouse Close Bishop Auckland	Hilary Sperring Delegated	23/05/2019

29<sup>th</sup> April 2019 (Continued)

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
<a href="#">DM/19/01205/OUT</a>	Mr John Halliday	Land to the West of Jubilee Street Toronto Bishop Auckland DL14 7RN	6no. dwellings (Outline - Appearance, Layout and Scale reserved)	Bishop Auckland Town Bishop Auckland	Mark O'Sullivan Delegated	16/05/2019
<a href="#">DM/19/01251/FPA</a>	Burney Estates Ltd.	Tesco Extra Abraham Enterprise Park St Helen Auckland Bishop Auckland DL14 9AB	Drive Thru Burger King with associated parking	West Auckland No Parish	Mark O'Sullivan Delegated	15/05/2019

7<sup>th</sup> May 2019

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
<a href="#">DM/19/00934/FPA</a>	Mr & Mrs Sawczyn	45 Durham Road Bishop Auckland DL14 7HX	Loft conversion including raising dwelling height by 1700mm, installation of 3no. rooflights to front and 3no. dormer windows to rear, and erection of replacement garage	Bishop Auckland Town Bishop Auckland	Mark Sandford Delegated	21/05/2019

10<sup>th</sup> May 2019

No applications received for Bishop Auckland.

20<sup>th</sup> May 2019

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
<a href="#">DM/19/01429</a> <a href="#">/FPA</a>	Ms Frances Longstaff	9 Brancepeth Grove Bishop Auckland DL14 6NA	Two storey side extension	Bishop Auckland Town Bishop Auckland	Mark Sandford Delegated	04/06/2019
<a href="#">DM/19/01489</a> <a href="#">/FPA</a>	Mr Ben Wright	50 Flambard Drive Bishop Auckland DL14 7GG	Conversion of a garage to habitable room and partial conversion of second garage	Bishop Auckland Town Bishop Auckland	Mark Sandford Delegated	03/06/2019

28<sup>th</sup> May 2019

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
<a href="#">DM/19/01104</a> <a href="#">/FPA</a>	Mr Stuart Ellison	36 Cheesmond Avenue Bishop Auckland DL14 6RD	Two storey side extension, single storey front and rear extensions, detached garage to rear, new vehicular access to front and block paved hardstanding	Woodhouse Close Bishop Auckland	Mark Sandford Delegated	13/06/2019
<a href="#">DM/19/01490</a> <a href="#">/FPA</a>	Mr Shiraz Hussain	46-48 Cockton Hill Road Bishop Auckland DL14 6AH	Subdivision of ground floor retail unit to form 2 no. retail units, installation of 2 no. new shop fronts and associated external alterations	Bishop Auckland Town Bishop Auckland	Amy Williamson Delegated	14/06/2019
<a href="#">DM/19/01607</a> <a href="#">/FPA</a>	S and J Beaumont	19 Fairfield Court Bishop Auckland DL14 9TG	Two storey side and single storey rear extensions	Woodhouse Close Bishop Auckland	Mark Sandford Delegated	12/06/2019

31<sup>st</sup> May 2019

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
<a href="#">DM/19/01603</a> <a href="#">/FPA</a>	Mr Garry Wallace	7 Archer Avenue Bishop Auckland DL14 6QY	Two storey rear extension and insertion of new first floor window in gable	Woodhouse Close Bishop Auckland	Mark Sandford Delegated	20/06/2019
<a href="#">DM/19/01632</a> <a href="#">/FPA</a>	Mr Andrew Armstrong	7 Linburn Drive Bishop Auckland DL14 0RG	Single storey rear extension, first floor side extension and front porch	Woodhouse Close Bishop Auckland	Hilary Sperring Delegated	20/06/2019
<a href="#">DM/19/01633</a> <a href="#">/FPA</a>	Eleven Arches	Kynren Flatts Farm Toronto Bishop Auckland DL14 7SF	Formation of Viking Village to be used as a pre-show immersive experience	Bishop Auckland Town Bishop Auckland	Steven Pilkington Delegated	19/06/2019
<a href="#">DM/19/01672</a> <a href="#">/FPA</a>	Mrs Janette Lucey	167 Woodhouse Lane Bishop Auckland DL14 6JT	Resubmission of approval DM/18/03869/FPA to include fenestration alterations and external chimney to rear extension	Bishop Auckland Town Bishop Auckland	Mark Sandford Delegated	19/06/2019

7<sup>th</sup> June 2019

No applications received for Bishop Auckland.

17<sup>th</sup> June 2019

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
<a href="#">DM/19/01627</a> <a href="#">/FPA</a>	Mr Simon Raine	47 Newgate Street Bishop Auckland DL14 7EW	Conversion of the first and second floors from retail A1 to seven no. 1 and 2 bedroom flats	Bishop Auckland Town Bishop Auckland	Sue Hyde Delegated	02/07/2019
<a href="#">DM/19/01774</a> <a href="#">/TPO</a>	Mr Steven Hodges	117A Etherley Lane Bishop Auckland DL14 6UQ	Fell 1no. Ash tree to front of property	Bishop Auckland Town Bishop Auckland	Mark Sandford Delegated	01/07/2019

17<sup>th</sup> June 2019 (Continued)

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
<a href="#">DM/19/01804/LB</a>	Durham County Council	Bishop Auckland Town Hall Market Place Bishop Auckland DL14 7NP	External alterations including alterations to windows, install 3 new flag pole brackets and flags, new fascia boards, new opening hours panel and paint all front wooden doors, frames and iron gates.	Bishop Auckland Town Bishop Auckland	Sue Hyde Delegated	05/07/2019
<a href="#">DM/19/01814/FPA</a>	On behalf of The Auckland Project	14, 15 And 16 Market Place Bishop Auckland DL14 7NP	Amendment to DM/18/02874/FPA - Demolition of 2 no. additional external walls, 2 no. new ensuites and 1 no. new WC, 2 no. new fire doors, extract, flues and external lights	Bishop Auckland Town Bishop Auckland	Amy Williamson Delegated	02/07/2019
<a href="#">DM/19/01815/LB</a>	On behalf of The Auckland Project	14, 15 and 16 Market Place Bishop Auckland DL14 7NP	Amendment to DM/18/02875/LB - Demolition of 2 no. additional external walls, 2 no. new ensuites and 1 no. new WC, 2 no. new fire doors, extract, flues and external lights	Bishop Auckland Town Bishop Auckland	Amy Williamson Delegated	02/07/2019
<a href="#">DM/19/01840/FPA</a>	Mr & Mrs Fallow	60 Walker Drive Bishop Auckland DL14 6QN	Single storey side extension	Woodhouse Close Bishop Auckland	Mark Sandford Delegated	02/07/2019
<a href="#">DM/19/01851/FPA</a>	Ms Emma Back	1 Princes Street Bishop Auckland DL14 7BB	Erection of railings	Bishop Auckland Town Bishop Auckland	Amy Williamson Delegated	02/07/2019

**APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

The planning applications listed below have been determined by Durham County Council since the last meeting of this Committee (**16<sup>th</sup> April 2019**).

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)

**15<sup>th</sup> April 2019**

The following applications were **APPROVED**.

Applicant	Location	Proposal
DM/18/03568/FPA Mears Group	Land to the West of 28 McCullagh Gardens Bishop Auckland DL14 6DX	Proposed car park
DM/18/03801/FPA Amber Taverns	23 Newgate Street Bishop Auckland DL14 7EP	Change of use from retail unit (class A1) to drinking establishment (class A4), including external terrace, managers accommodation and associated external alterations
DM/19/00217/FPA Mr Songmin He	1- 2 Tenters Street Bishop Auckland DL14 7AB	Rear stainless steel flue and extract (retrospective)
DM/19/00288/FPA Mr Anthony Seagrave	53 St Catherines Way Bishop Auckland DL14 6DE	Detached garage to front
DM/19/00306/AD The Works Stores Limited	13A Newgate Street Bishop Auckland DL14 7EP	Erection and display of internally illuminated fascia and projecting signage and non illuminated wall signage (retrospective)
DM/19/00458/FPA Mr & Mrs D Salkeld	163 Woodhouse Lane Bishop Auckland DL14 6JT	Single storey rear extension
DM/19/00516/FPA Mr Shaun Hope	27 Watling Road Bishop Auckland DL14 6RP	Two storey side extension including first floor gable window and single storey rear extension

**26<sup>th</sup> April 2019**

The following applications were **REFUSED**.

Applicant	Location	Proposal
DM/19/00725/TPO Mrs Margaret Redfearn	69 Dene Hall Drive Bishop Auckland DL14 6UF	Reduce diameter and reduce height by 15 feet of 1 no. Beech tree protected by TPO WVDC-2-1985



**26<sup>th</sup> April 2019**

The following applications were **APPROVED**.

Applicant	Location	Proposal
DM/18/03568/FPA Mears Group	Land to the West of 28 McCullagh Gardens Bishop Auckland DL14 6DX	Proposed car park
DM/18/03801/FPA Amber Taverns	23 Newgate Street Bishop Auckland DL14 7EP	Change of use from retail unit (class A1) to drinking establishment (class A4), including external terrace, managers accommodation and associated external alterations
DM/19/00217/FPA Mr Songmin He	1-2 Tenters Street Bishop Auckland DL14 7AB	Rear stainless steel flue and extract (retrospective)
DM/19/00288/FPA Mr Anthony Seagrave	53 St Catherines Way Bishop Auckland DL14 6DE	Detached garage to front
DM/19/00306/AD The Works Stores Limited	13A Newgate Street Bishop Auckland DL14 7EP	Erection and display of internally illuminated fascia and projecting signage and non illuminated wall signage (retrospective)
DM/19/00580/FPA Mrs Ruth Bower	Greggs 14 Newgate Street Bishop Auckland DL14 7EG	Change of use to Class D1 for use as dental and orthodontic practice, addition of wall mounted condenser units
DM/19/00458/FPA Mr & Mrs D Salkeld	163 Woodhouse Lane Bishop Auckland DL14 6JT	Single storey rear extension
DM/19/00615/FPA Mr T Robinson	Clouard Ruddock Avenue Bishop Auckland DL14 6PF	Single storey side/rear extension
DM/19/00516/FPA Mr Shaun Hope	27 Watling Road Bishop Auckland DL14 6RP	Two storey side extension including first floor gable window and single storey rear extension

**31<sup>st</sup> May 2019**

The following applications were **APPROVED**.

Applicant	Location	Proposal
DM/19/00712/FPA The Auckland Project	Auckland Castle Market Place Bishop Auckland DL14 7NR	Installation of an attenuation drainage system including drainage runs, manholes and an underground attenuation tank
DM/19/00713/LB The Auckland Project	Auckland Castle Market Place Bishop Auckland DL14 7NR	Installation of drainage run through garden wall
DM/19/00881/FPA Mr Kristian Stobbs	42 Holdforth Drive Bishop Auckland DL14 6DG	Single storey rear/side extension
DM/19/00394/FPA Mr K Latif	79 Newgate Street Bishop Auckland DL14 7EW	Change of use from retail (A1) to cafe (A3) and proposed rear flue
DM/19/00916/FPA Mr Alex Elliot and Miss Megan Shaw	52 Watling Road Bishop Auckland DL14 6RR	Single storey front & rear extensions and two storey side extension including loft conversion

**31<sup>st</sup> May 2019** (Continued)

The following applications were **APPROVED**.

Applicant	Location	Proposal
DM/19/01019/FPA Foam Product Design Ltd.	2 Westgate Road Bishop Auckland DL14 7AX	Replacement windows and entrance doors, render front elevation and external alterations
DM/19/01167/FPA Mr Tim Wood	49 Westfield Road Bishop Auckland DL14 6AE	Single storey extension and raised decking to rear, pitched roof over existing extension and rendering works to dwelling

**14<sup>th</sup> June 2019**

No decisions received for Bishop Auckland.