



Bishop Auckland Town Council

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

Tel: 01388 207110 **Email:** council@bishopauckland-tc.gov.uk

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Town Clerk: Sarah Harris

TO: Members of the **Planning Committee**

Councillor Chappell (Chairman)

Councillor Balmer-Howison (Vice-Chairman) and Councillors Siddle, Wilson, A. Zair,
and L. Zair

20th April 2022

You are hereby summoned to attend a meeting of the **Planning Committee** on **Tuesday 26th April 2022** at the **No.42, Market Place, Bishop Auckland, DL14 7PB**. This meeting will **immediately follow the Town Council meeting, commencing no earlier than 7pm**.

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 by noon on Monday 25th April 2022.

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

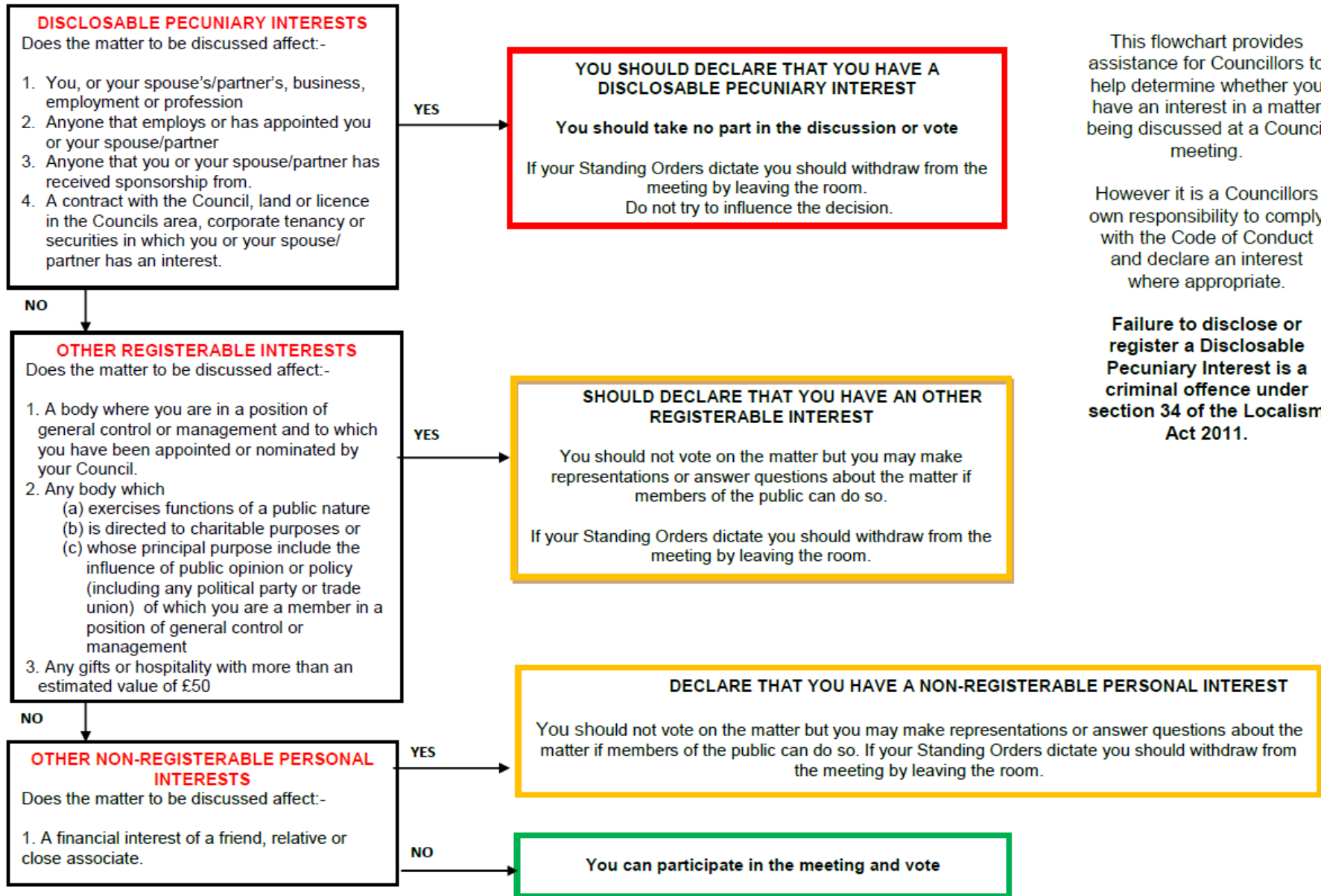
1. **Apologies for Absence**
2. **Declarations of Interest**
To invite members to declare any personal and/or prejudicial interests they may have in any matter identified for discussion in the meeting.
3. **Public Participation**
To hear from any members of the public subject to Public Participation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

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?



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

The following planning applications have been received since the last meeting (**5th January 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).

16th January 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00008/AD	James Hall & Co.	Spar Stores Brooklands Bishop Auckland DL14 6PW	9 illuminated signs to the front elevation	Woodhouse Close Bishop Auckland	Clare Walton Delegated	02/02/2022

24th January 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/21/04303/FPA	Gaming Hideaway Ltd.	25 Newgate Street Bishop Auckland DL14 7EP	Change of use from retail to gaming lounge (Sui generis)	Bishop Auckland Town Bishop Auckland	Jayne Pallas Delegated	09/02/2022
DM/22/00043/FPA	Mrs Jasmin Walton-Hall	35-36 Newton Grange Toronto Bishop Auckland DL14 7RP	Change of use of land to private garden and erection of fencing (land to the side of 36 and to the rear of 35)	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	11/02/2022

31st January 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00177/FPA	Mr Kimberley Clayster	49 Escomb Road Bishop Auckland DL14 6TY	Resubmission of approval DM/21/01761/FPA for two storey side extension	Bishop Auckland Town Bishop Auckland	Mark Sandford Delegated	15/02/2022

7th February 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00188/FPA	The Auckland Project	Auckland Castle Market Place Bishop Auckland DL14 7NR	Landscaping works to the Upper Walled Garden which forms part of the Grade II* listed Auckland Castle Park. Works include a new Glasshouse Building and a new Maintenance Block with Toilets. Refurbishment and modifications to Grade II Listed walls within the garden, including works within garden of Grade I listed Castle Lodge.	Bishop Auckland Town Bishop Auckland	Rebecca Taylor Delegated	22/02/2022
DM/22/00189/LB	The Auckland Project	Auckland Castle Market Place Bishop Auckland DL14 7NR	Landscaping works to the Upper Walled Garden which forms part of the Grade II* listed Auckland Castle Park. Works include a new Glasshouse Building and a new Maintenance Block with Toilets. Refurbishment and modifications to Grade II Listed walls within the garden, including works within garden of Grade I listed Castle Lodge.	Bishop Auckland Town Bishop Auckland	Rebecca Taylor Delegated	22/02/2022

14th February 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/21/04137/FPA	James Hall and Co Limited	The Aclet Brooklands Bishop Auckland DL14 6PW	Installation of 8 No. CCTV cameras	Woodhouse Close Bishop Auckland	Jayne Pallas Delegated	01/03/2022
DM/22/00270/PNC	ML Quality Properties Ltd.	4 Kensington Bishop Auckland DL14 6HX	Change of use from offices (Use Class E) to 2no. residential apartments (Use Class C3)	Woodhouse Close Bishop Auckland	Mark Sandford Delegated	01/03/2022

21st February 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00437/TPO	Dr. Kenneth Airle	3 Etherley Lane Bishop Auckland DL14 7QR	Himalayan Cedar (T1) - to fell	Bishop Auckland Town Bishop Auckland	Clare Walton Delegated	16/03/2021

28th February 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00449/PNC	Mr. Stephen Hare	3 Adelaide Street Bishop Auckland DL14 7BD	Change of use of former office building to 1 No. residential dwelling.	Bishop Auckland Town Bishop Auckland	Jayne Pallas Delegated	15/03/2022
DM/22/00366/PNC	Mr. Stephen Hare	4 Adelaide Street Bishop Auckland DL14 7BD	Change of use of former office building to 1 No. residential dwelling.	Bishop Auckland Town Bishop Auckland	Jayne Pallas Delegated	15/03/2022
DM/22/00451/PNC	Mr. Stephen Hare	5 Adelaide Street Bishop Auckland DL14 7BD	Change of use of former office building to 1 No. residential dwelling.	Bishop Auckland Town Bishop Auckland	Jayne Pallas Delegated	15/03/2022

7th March 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00400/FPA	Moss and Ivy	8 Newgate Street Bishop Auckland DL14 7EG	Change of use including retention of ground floor retail unit and creation of cafe/bar (Sui Generis) at first and second floor level.	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	22/03/2022
DM/22/00525/FPA	Fiona Simpson	133A Newgate Street Bishop Auckland DL14 7EN	Change of use of Tattoo Parlour to Holiday Rental Apartment (1 Bedroom) and insertion of solar PV panels to front and rear roof slope.	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	22/03/2022
DM/22/00591/RM	Mr. Mark Sanderson	Land to the West of Jubilee Street Toronto Bishop Auckland Durham DL14 7RP	Reserved Matters application relating to plot 4 of outline planning approval ref: DM/19/01205/OUT.	Bishop Auckland Town Bishop Auckland	Mark O'Sullivan Delegated	11/04/2022

14th March 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00649/TPO	Mrs. Shutt	2 Etherley Lane Bishop Auckland DL14 7QR	Felling of fir tree.	Bishop Auckland Town Bishop Auckland	Clare Walton Delegated	30/03/2022
DM/22/00684/LB	The Auckland Project	Auckland Castle Market Place Bishop Auckland DL14 7NR	New coping stones to the ha-ha wall to provide a consistent detail for a new railing. Dismantle and build up the Silver Street wall with new rounded coping stones in an evenly staggered wall height.	Bishop Auckland Town Bishop Auckland	Rebecca Taylor Delegated	04/04/2022

14th March 2022 (Continued)

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00697/FPA	Iceland Foods Ltd.	3 Fylands Drive Tindale Crescent Bishop Auckland DL14 9AH	External alterations including installation of 2 no. full height shopfronts one to each side of existing shopfront and entrance doors to front elevation.	Woodhouse Close Bishop Auckland	Hilary Sperring Delegated	31/03/2022

21st March 2022

No new planning applications received for Bishop Auckland.

28th March 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00121/FPA	Mr. Paul Anderson	50A Fore Bondgate Bishop Auckland DL14 7PE	Flat roof extensions into the roofspace, external alterations in association with change of use from 2 residential flats to 3 Airbnb/holiday let flats.	Bishop Auckland Town Bishop Auckland	Sue Hyde Delegated	13/04/2022
DM/22/00737/FPA	HN Surveyors	The Beehive 5 - 6 Kingsway Bishop Auckland DL14 7JN	Conversion of former public house to 6 no. flats, installation of new windows and rooflights to front and rear, and demolition of rear offshoots.	Bishop Auckland Town Bishop Auckland	George Spurgeon Delegated	18/04/2022
DM/22/00746/FPA	Mr. & Mrs. Jackson	63 Dene Hall Drive Bishop Auckland DL14 6UF	Demolition of existing bungalow and garage and construction of 3 bedroom dormer bungalow.	Bishop Auckland Town Bishop Auckland	Rebecca Taylor Delegated	11/04/2022

28th March 2022 (Continued)

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00852/AD	DurhamWorks	35 Market Place Bishop Auckland DL14 7NX	Erection and display of non illuminated fascia and window graphics.	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	13/04/2022
DM/22/00845/FPA	Mr. & Mrs. Dixon	31 Durham Road Bishop Auckland DL14 7HU	Resubmission of proposed two storey side extension, proposed two storey front extension, single storey rear extension, pitched roof to existing coal store, alterations to entrance and chimney to rear	Bishop Auckland Town Bishop Auckland	Clare Walton Delegated	13/04/2022

4th April 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00860/FPA	Gaming Hideaway	19 Newgate Street Bishop Auckland DL14 7EP	Change of use from retail to gaming lounge (Sui generis).	Bishop Auckland Town Bishop Auckland	Jayne Pallas Delegated	18/04/2022
DM/22/00895/FPA	Mr. Ashley Sherlock	2 Lumley Grove Bishop Auckland DL14 6LH	First floor side extension.	Bishop Auckland Town Bishop Auckland	Clare Walton Delegated	21/04/2022

11th April 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/00826 /FPA	Il Vino	144 Newgate Street Bishop Auckland DL14 7EH	Change of use from estate agents (Class E) to wine bar (Class Sui Generis)	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	26/04/2022
DM/22/00944 /FPA	Iceland Foods Ltd.	Carpentright 3 Fylands Drive Tindale Crescent Bishop Auckland DL14 9AH	Installation of air conditioning/refrigeration plant (to be screened by palisade fencing), formation of openings in external wall for pipe/duct work and construction of a bin store	Woodhouse Close Bishop Auckland	Hilary Sperring Delegated	29/04/2022

19th April 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/01073 /FPA	Mr. T Hallimond	41 Murphy Crescent Bishop Auckland DL14 6QH	Proposed rear two storey extension.	Woodhouse Close Bishop Auckland	Clare Walton Delegated	04/05/2022
DM/22/01066 /FPA	Mr. Kevin Anderson	39 Westlea Avenue Bishop Auckland DL14 6HE	Erection of first floor extension.	Woodhouse Close Bishop Auckland	Clare Walton Delegated	05/05/2022
DM/22/01095 /AD	Job Centre Plus	8 and 9 Newgate Centre Bishop Auckland DL14 7JQ	Fascia entrance signage.	Bishop Auckland Town Bishop Auckland	Sue Hyde Delegated	03/05/2022

Applications Determined Under Delegated Authority

The planning applications listed below have been determined by Durham County Council since the last meeting of this Committee (**5th January 2022**).

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.

14th January 2022

The following applications were **Approved**.

Applicant	Location	Proposal
DM/21/03467/FPA Mr Beau Stevens	5 Walcher Gardens Bishop Auckland DL14 7GA	Change of use of land to side to garden and erection of boundary treatment
DM/21/03701/FPA T Manners	1-29 The Laurels Bishop Auckland DL14	Installation of integrated photovoltaic roof panels to apartments and bungalows
DM/21/03702/LB T Manners	1-29 The Laurels Bishop Auckland DL14	Integrated photovoltaic roof panels to apartments and bungalows - Listed Building Consent
DM/21/03753/AD Bishop Auckland Football Club	44A Market Place Bishop Auckland DL14 7PB	Non illuminated window manifestation logos
DM/21/03402/FPA Mr & Mrs Dixon	31 Durham Road Bishop Auckland DL14 7HU	Two storey side extension, two storey front extension, single storey rear extension and alterations to vehicular entrance

14th January 2022

The following applications were **Refused**.

Applicant	Location	Proposal
DM/21/03693/FPA Mr Stephen Hare	Land at 29 Westfield Road Bishop Auckland DL14 6AE	Erection of 1 No. dwelling (resubmission)

28th February 2022

No new planning decisions received for Bishop Auckland.

31st March 2022

No new planning decisions received for Bishop Auckland.

Supplementary Planning Documents Consultation

Durham County Council have advised that they will be undertaking the following consultations between 9am on 22nd April 2022 and 4:30pm on 3rd June 2022:

1. Development viability, affordable housing, and developer contributions Supplementary Planning Document (SPD) consultation

Durham County Council are consulting on a 'development viability, affordable housing and developer contributions' Supplementary Planning Document (SPD). The County Durham Plan was adopted in October 2020. The Plan requires that developers provide additional or improved services when the development is likely to affect communities. Therefore, they have the potential to create or improve existing infrastructure and services through 'developer contributions'. Currently, regulations relating to developer contributions are held within a range of different policy documents such as housing, education, and health. The SPD will support the County Durham Plan and other related policies, by bringing together all the requirements for developer contributions into one document.

To find out more you can visit www.durham.gov.uk/consultation or attend an online information session:

- [Wednesday 4 May 2022 at 10.00am to 11.30am](#)
- [Wednesday 4 May 2022 at 5.30pm to 7.00pm](#)
- [Tuesday 10 May 2022 at 10.00am to 11.30am](#)
- [Tuesday 10 May 2022 at 5.30pm to 7.00pm](#)

2. Parking and Accessibility Supplementary Planning Document (SPD)

Durham County Council previously [consulted on Parking and Accessibility Standards guidance](#) in 2021. During the Examination in Public hearings for the [County Durham Plan](#), the planning inspector recommended that this guidance be reviewed and set out more formally as an SPD to support Policy 21 (Delivering Sustainable Transport) of the Plan.

The SPD sets out what types and amounts of parking a developer should provide at new residential and non-residential (including retail, employment, and leisure) developments which includes:

- General parking
- Electric vehicles
- Cycle parking
- Disabled parking
- Motorcycle parking

Making sure there is enough parking for a broad range of transport types will improve access for all and encourage the use of sustainable modes of transport.

To find out more you can visit www.durham.gov.uk/consultation or attend an online information session:

- [Wednesday 4 May 2022 at 10.00am to 11.30am](#)
- [Wednesday 4 May 2022 at 5.30pm to 7.00pm](#)
- [Tuesday 10 May 2022 at 10.00am to 11.30am](#)
- [Tuesday 10 May 2022 at 5.30pm to 7.00pm](#)

3. **Residential Amenity Standards**

Durham County Council are reviewing their Residential Amenity Standards SPD which was adopted in January 2020. They are proposing some minor changes to the document including:

- Privacy distances: more clarity to ensure that they will apply greater consistency in the interpretation of the standards.
- Extensions: more refined guidance for extensions for single and two storey rear extensions.
- Roofs: more detailed guidance on alterations to roofs which includes guidance on hip to gable extensions and roof openings and windows.
- Externals: additional guidance around walls, fences and driveways (including driveway lengths which is now consistent with our Parking and Accessibility Standards SPD), hardstanding and garage conversions to reflect an area of work which has grown significantly over the last 18 months

To find out more you can visit www.durham.gov.uk/consultation.

4. **The Highway Design Guide**

This was adopted in 2014 and sets out requirements for developers and council staff relating to residential roads and pavements.

Durham County Council propose to update the guide to require that all estate roads are 5.5m wide regardless of the size of the development. Previously on developments of less than 100 properties, the minimum width of the road could be reduced to 4.8m. The proposal is to encourage people not to park on pavements.

This proposed change is also reflected in the revised Parking and Accessibility SPD, they are also currently consulting on.

Get Involved

You can make your comments known to Durham County Council in a number of ways, but encourage you to submit your views online, via the consultation pages at: <https://consult-durhamcc.objective.co.uk/kse>.

You can also send your comments by e-mail to: spatialpolicy@durham.gov.uk. Alternatively, you can send your comments to their freepost address (all you need to do is write this one line on an envelope - no other address details or postage stamp are needed): **FREEPOST Spatial Policy.**

Details of the consultations and how to get involved can be found on Durham County Council's website at www.durham.gov.uk/consultation, or by contacting the Spatial Policy Team by phone on 03000 261908 or 03000 263967.