



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**

Vacancy (Chairman)

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

12th October 2022

You are hereby summoned to attend a meeting of the **Planning Committee** on **Tuesday 18th October 2022** at the **Town Council Offices, 54 Kingsway, Bishop Auckland DL14 7JF**. 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 17th October 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

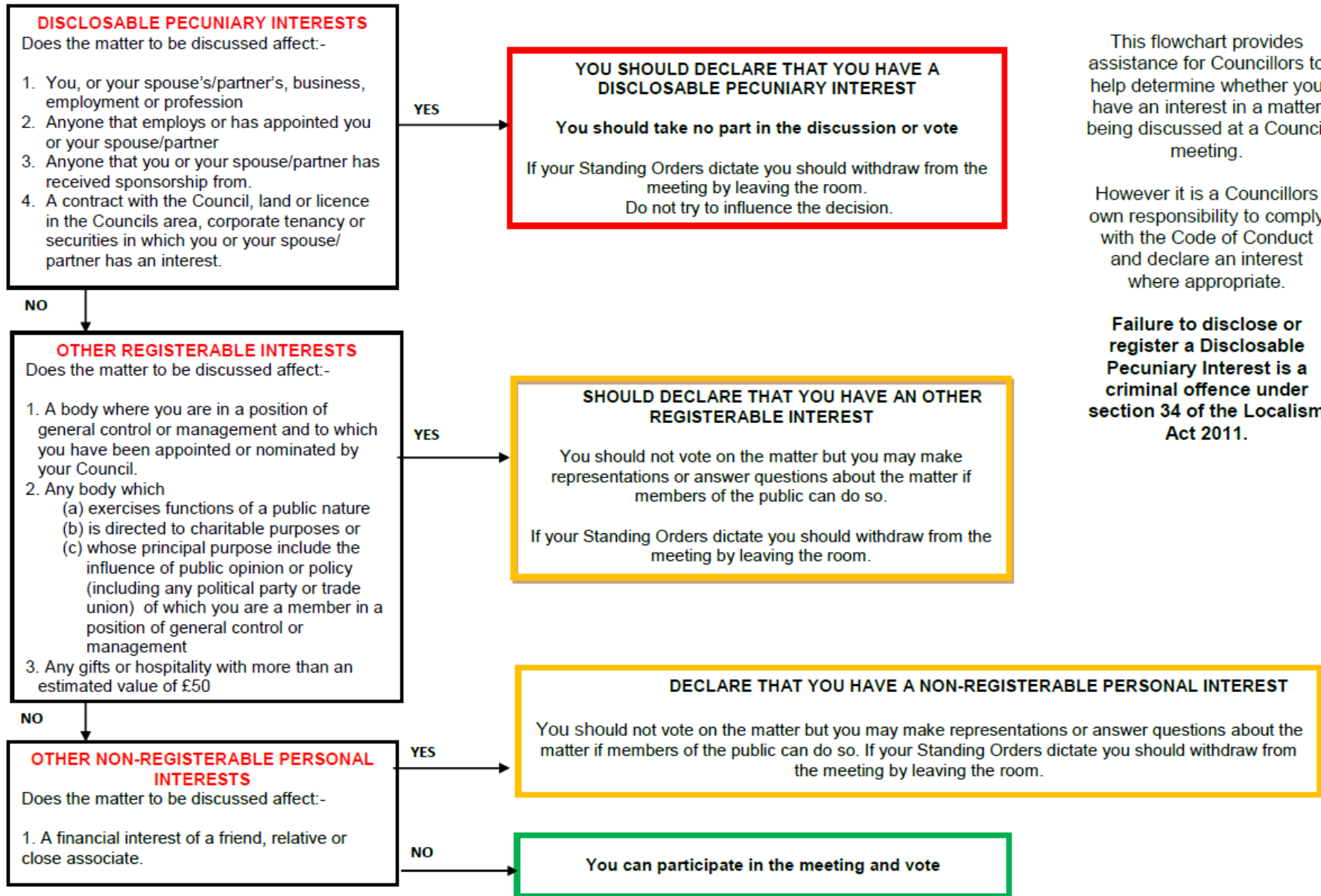
1. **Apologies for Absence**
2. **Declarations of Interest**
To invite members to declare any personal and/or prejudicial interests they may have in any matter identified for discussion in the meeting.
3. **Public Participation**
To hear from any members of the public subject to Public Participation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

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 (**26th July 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).

5th May 2022

No new planning applications received for Bishop Auckland.

16th May 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/01308/PNC	Staywell Development Limited	38-40 Cockton Hill Road Bishop Auckland DL14 6AH	Change of use of first floor offices to 2 No. residential flats.	Bishop Auckland Town Bishop Auckland	Jayne Pallas Delegated	01/06/2022
DM/22/01302/FPA	Susis Blood	48 Flambard Drive Bishop Auckland DL14 7GG	Two storey rear extension to create larger bedrooms, bathroom and ground floor living space.	Bishop Auckland Town Bishop Auckland	Clare Walton Delegated	01/06/2022
DM/22/01353/AD	Manzo Steakeria	Station Hotel 201 Newgate Street Bishop Auckland DL14 7EJ	Erection and display of externally illuminated fascia sign and non illuminated window vinyls.	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	06/06/2022

23rd May 2022

No new planning applications received for Bishop Auckland.

30th May 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/01464/FPA	HSBC UK Bank Plc	21 Newgate Street Bishop Auckland DL14 7HQ	Removal of existing ATM and signage following branch closure, with associated making good works, removal of internal fixed furniture/fittings with associated works.	Bishop Auckland Town Bishop Auckland	Jayne Pallas Delegated	21/06/2022
DM/22/01465/LB	HSBC UK Bank Plc	21 Newgate Street Bishop Auckland DL14 7HQ	Removal of existing ATM and signage following branch closure, with associated making good works, removal of internal fixed furniture / fittings with associated works.	Bishop Auckland Town Bishop Auckland	Jayne Pallas Delegated	21/06/2022

6th June 2022

No new planning applications received for Bishop Auckland.

15th June 2022

No new planning applications received for Bishop Auckland.

21st June 2022

No new planning applications received for Bishop Auckland.

27th June 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/01814/AD	The Auckland Project	3 Market Place Bishop Auckland DL14 7NJ	Erection and display of internally illuminated menu board and non illuminated window and door vinyls.	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	18/07/2022

4th July 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/01581/FPA	Mr Anthony Cogan	31 Fairfield Court Bishop Auckland DL14 9TG	Double rear extension	Woodhouse Close Bishop Auckland	Clare Walton Delegated	25/07/2022

11th July 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/01709/FPA	Mr S Hare	5 Adelaide Street Bishop Auckland DL14 7BD	Change of use from office to 1 No. dwelling and two storey extension to side	Bishop Auckland Town Bishop Auckland	Jayne Pallas Delegated	26/07/2022
DM/22/01966/AD	Iceland Foods Ltd.	Former Carpet Right (Iceland Foods) 3 Fylands Drive Tindale Crescent Bishop Auckland DL14 9AH	Erection and display of 1no illuminated fascia sign to front	Woodhouse Close Bishop Auckland	Clare Walton Delegated	29/07/2022

18th July 2022

No new planning applications received for Bishop Auckland.

25th July 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/01846/FPA	Mr Paul Challis	68 Fore Bondgate Bishop Auckland DL14 7PE	External alterations including addition of new sliding sash windows to the front elevation, reroofing and internal alterations to facilitate the use of the building as restaurant, bar, live music, performance and entertainment venue.	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	12/08/2022
DM/22/02083/FPA	Jill Gray	Bishop Auckland Health Clinic Escomb Road Bishop Auckland DL14 6TZ	Conversion of medical facility (Use Class E) to a school (Use Class F1) with other associated works including parking and landscaping.	Bishop Auckland Town Bishop Auckland	Sue Hyde Delegated	12/08/2022
DM/22/02114/FPA	Kathryn Horn	117 Watling Road Bishop Auckland DL14 6RR	Alterations to the existing vehicle access, creation of driveway and removal of stone wall to front.	Woodhouse Close Bishop Auckland	Clare Walton Delegated	12/08/2022

1st August 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
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.	Woodhouse Close Bishop Auckland	Mark Sandford Delegated	19/08/2022
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.	Woodhouse Close Bishop Auckland	Mark Sandford Delegated	19/08/2022

8th August 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
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	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	25/08/2022

15th August 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/02156/PNC	ML Quality Properties Ltd	88 Cockton Hill Road Bishop Auckland DL14 6BE	Prior notification for the change of use of former offices to create 1no 2 bed and 3no 1 bed units of self contained residential accommodation (Class C3).	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	30/08/2022
DM/22/02259/PNC	Mr Stephenson	First Floor Offices 6 Kensington South Bishop Auckland DL14 6JA	Prior notification for change of use from office (Class E) to residential (Class C3) to provide 1no. one bed self contained apartment.	Woodhouse Close Bishop Auckland	Hilary Sperring Delegated	31/08/2022

22nd August 2022

No new planning applications received for Bishop Auckland.

26th August 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
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)).	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	13/09/2022
DM/22/02303/FPA	Wear Valley Woman's Aid Ltd.	9 Etherley Lane Bishop Auckland DL14 7QR	External first floor rear balcony.	Bishop Auckland Town Bishop Auckland	Mark Sandford Delegated	22/09/2022
DM/22/02422/FPA	Alex Wilson	24 Bollihope Grove Bishop Auckland DL14 0SA	First floor side extension, single storey rear extension and pitched roof over front canopy.	Woodhouse Close Bishop Auckland	Clare Walton Delegated	25/09/2022

5th September 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/02487/FPA	Mr and Mrs Andy and Jade Shields	27 Weardale Drive Bishop Auckland DL14 0RA	Two storey rear extension.	Woodhouse Close Bishop Auckland	Mark Sandford Delegated	22/09/2022

11th September 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/02496/FPA	Mr Breckon	2 Abbey Road Bishop Auckland DL14 6PN	Two storey side extension and single storey side and rear extensions.	Woodhouse Close Bishop Auckland	Mark Sandford Delegated	26/09/2022

20th September 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/02143/FPA	Mr M Stephenson	88 Cockton Hill Road Bishop Auckland DL14 6BE	Ground floor window and gate to rear yard on side (north) elevation.	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	05/10/2022
DM/22/02223/FPA	Mr Stephenson	6 Kensington South Bishop Auckland DL14 6JA	Additional and replacement doors to front elevation.	Woodhouse Close Bishop Auckland	Hilary Sperring Delegated	05/10/2022
DM/22/02661/VOC	BEK Developments Ltd	47 Newgate Street Bishop Auckland DL14 7EW	Variation of condition 2 on planning permission DM/21/02707/FPA for alterations to approved plans including alteration to ground floor plans, shopfront, and insert rooflights.	Bishop Auckland Town Bishop Auckland	Sue Hyde Delegated	07/10/2022
DM/22/02686/FPA	Carter Jonas	12 Newgate Street Bishop Auckland DL14 7EG	Proposed shopfront and new timber sash windows to second floor and associated works.	Bishop Auckland Town Bishop Auckland	Hilary Sperring Delegated	12/10/2022

26th September 2022

No new planning applications received for Bishop Auckland.

30th September 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/02702/FPA	Mr Craig Baker	10 Walcher Gardens Bishop Auckland DL14 7GA	Detached garden room and gym to side.	Bishop Auckland Town Bishop Auckland	Clare Walton Delegated	17/10/2022
DM/22/02760/FPA	Jones	2 Chapel Street Toronto Bishop Auckland DL14 7RY	Single story rear extension.	Bishop Auckland Town Bishop Auckland	Clare Walton Delegated	17/10/2022

10th October 2022

Application Number	Applicant	Location	Proposal	Electoral Division/Parish	Case Officer/Expected Decision Level	Consultation End Date
DM/22/02672/FPA	Glenpark Developments Ltd	Claremont Princes Street Bishop Auckland DL14 7BB	Change of use to 19 bed apart-hotel (Class C1).	Bishop Auckland Town Bishop Auckland	George Spurgeon Delegated	31/10/2022

Applications Determined Under Delegated Authority

The planning applications listed below have been determined by Durham County Council since the last meeting of this Committee (**26th July 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.

1st July 2022

The following applications were **Approved**.

Applicant	Location	Proposal
DM/21/02998/FPA Miss Judith Burrup	Etherley Lane Primary School Clarence Gardens Bishop Auckland DL14 7RB	Creation of playground to east of main school building (retrospective) and erection of 1.8m high fence along northern edge of surface.
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.
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.
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 roofslope.
DM/22/00591/RM Mr Mark Sanderson	Land to the West of Jubilee Street Toronto Bishop Auckland DL14 7RP	Reserved Matters application relating to plot 4 of outline planning approval ref: DM/19/01205/OUT.
DM/22/00739/FPA Ms S Armstrong	20 Rush Park Bishop Auckland DL14 6NR	Proposed single storey rear extension and garage conversion.
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).
DM/22/01095/AD Job Centre Plus	8 and 9 Newgate Centre Bishop Auckland DL14 7JQ	Fascia entrance signage.
DM/22/01230/FPA Adrian Hoyle	1 Cockton Hill Road Bishop Auckland DL14 6EN	Change of use from office with 3-bed flat above to 8- bed HMO.

1st July 2022 (Continued)

The following applications were **Approved**.

Applicant	Location	Proposal
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.
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.
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.
DM/22/00697/FPA celand 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.
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.
DM/22/00852/AD DurhamWorks	35 Market Place Bishop Auckland DL14 7NX	Erection and display of non illuminated fascia and window graphics.
DM/22/00860/FPA Gaming Hideaway	19 Newgate Street Bishop Auckland DL14 7EP	Change of use from retail to gaming lounge (Sui generis).
DM/22/01353/AD Manzo Steakeria	Station Hotel 201 Newgate Street Bishop Auckland DL14 7EJ	Erection and display of externally illuminated fascia sign.
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.
DM/22/00895/FPA Mr Ashley Sherlock	2 Lumley Grove Bishop Auckland DL14 6LH	First floor side extension.

1st July 2022 (Continued)

The following applications were **Approved**.

Applicant	Location	Proposal
DM/22/00979/FPA Mr & Mrs Orrell	The Grange 11 Etherley Grange Bishop Auckland DL14 0JZ	Detached garage to front garden and detached annex to side.
DM/22/01073/FPA Mr T Hallimond	41 Murphy Crescent Bishop Auckland DL14 6QH	Two storey extension to rear.
DM/22/01066/FPA Mr Kevin Anderson	39 Westlea Avenue Bishop Auckland DL14 6HE	Erection of first floor extension.
DM/22/01267/FPA Mr Michael Barker	8 Alnwick Close Bishop Auckland DL14 6NL	Ground and first floor side extension, first floor rear extension and driveway alterations.
DM/22/01302/FPA Suis Blood	48 Flambard Drive Bishop Auckland DL14 7GG	Two storey rear extension and window to first floor side elevation.
DM/22/00649/TPO Mrs Shutt	2 Etherley Lane Bishop Auckland DL14 7QR	Felling of fir tree.

31st August 2022

No new planning decisions received for Bishop Auckland.

30th September 2022

No new planning decisions received for Bishop Auckland.