

Minutes of the Meeting of the **PLANNING COMMITTEE** held in the Four Clocks Centre, Bishop Auckland on **MONDAY, 25TH JULY 2011** at 6.00 p.m.

Present: Councillor Wilson (in the Chair) and Councillors Kay (ex officio) and Lethbridge (ex officio).

Also Present: Linda Goldie (Town Clerk)

PL 8/11 APOLOGIES FOR ABSENCE

Apologies for absence were received

PL 9/11 DECLARATIONS OF INTEREST

There were no declarations of interest.

PL 10/11 PUBLIC PARTICIPATION

There were no members of the public present.

PL 11/11 DURHAM COUNTY COUNCIL: PLANNING APPLICATIONS

RESOLVED: That Durham County Council be informed that the Town Council has no objections to the undermentioned planning applications:-

(a) Application No: 3/2011/0169 – Adjustment to shopfront a 174 Newgate Street, Bishop Auckland – M & M (Chemists) Ltd.

(b) Application No: 3/2011/0205 – Proposed covered patio/roof to the rear at 123 Etherley Lane, Bishop Auckland – Mr Scott Salter

(c) Application No: 3/2011/0211 – Erection of two storey extension to side of existing dwelling at Dunholme, Ruddock Avenue, Bishop Auckland – Mr. Karl Neilson

(d) Application No: 3/2011/0186 – Placement of tables and chairs including café style barriers to an area of pavement fronting the public house at 40 The Bay Horse, Fore Bondgate, Bishop Auckland – Dorbiere Pub Group

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(e) Application No: 3/2011/0212 – Erection of new substation at St. John's R.C. Comprehensive School, Woodhouse Lane, Bishop Auckland – St. John's R.C. Comprehensive School

(f) Application No: 3/2011/0233 – Single storey kitchen extension and change garage flat roof to single pitch roof at 39 Escomb Road, Bishop Auckland – Mr & Mrs K. Dowson

(g) Application No: 3/2011/0244 – Single storey kitchen extension to rear of property with a single detached garage at 34 Yorkshire Place, Bishop Auckland – Mrs. L. Brownson

(h) Application No: 3/2011/0131 – Change of use of highway to residential curtilage and open space amenity area together with associated landscaping scheme (re-submission) at St Mary's Close, Bishop Auckland – Durham County Council

(i) Application No: 3/2011/0251 – First floor extension to gable above existing garage. First floor extension to rear above existing kitchen. Erection of orangery to replace existing conservatory to rear. Replace existing main roof to accommodate room in roof space at 57 Eastlea Avenue, Bishop Auckland – Ms. J. Palmer

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(j) Application No: 3/2011/0258 – New conservatory to existing dwelling at 79 Etherley Lane, Bishop Auckland – Mr. B. Armstrong

(k) Application No: 3/2011/0260 – 1x External illuminated fascia sign and 1x Non illuminated projecting sign at 10 Britannia, Newgate Street, Bishop Auckland - Britannia

5. Durham County Council: Planning Decisions – To note the undermentioned **APPROVALS** given by the Planning Authority:-

(a) Application No: 3/2011/0499 – Extension of time of extant planning permission 3/2007/0812 for 24 No. traditional built holiday homes at Eleven Arches, Flatts Farm, Bishop Auckland – Castle Golf Limited

(b) Application No: 3/2011/0071 – Erection of 8 No. lighting columns for training and playing purposes at West Mills Playing Fields, Bridge Road, Bishop Auckland – Bishop Auckland Rugby Club

(c) Application No: 3/2011/0145 – Shop front alteration and 2 No. signs at Bakers Newsagents, 50E Princes Street, Bishop Auckland – Mr. S. Weston

(d) Application No: 3/2011/0125 – Free standing sign at Bishop Auckland College, Woodhouse Lane, Bishop Auckland – Mr. S. Ruddock

(e) Application No: 3/2011/0165 – Pitched roof over existing flat roof to garage/porch/window area at 57 Lambton Drive, Bishop Auckland – Mr. T. Denton

(f) Application No: 3/2011/0159 – Single storey rear extension at 31 Lambton Drive, Bishop Auckland – Mr. R. Blades

(g) Application No: 3/2011/0137 – New fascia sign and internally illuminated projecting signage at 44 Newgate Street, Bishop Auckland – NBTY Europe

(h) Application No: 3/2011/0140 – Conservatory extension to rear at 52 Dene Hall Drive, Bishop Auckland – Mr. C. Westgarth

(i) Application No: 3/2011/0130 – Two storey side extension above garage at 5 Horsley Grove, Bishop Auckland – Mr. M. Holmes

(j) Application No: 3/2011/0144 – Heightening (to 2.5m) of brick boundary wall to east and south elevations at 32 Walmer Avenue, Bishop Auckland – Mr. J. Dinsley

(k) Application No: 3/2011/0156 – In situ concrete ramp and landings to front elevation of the property, with brick retaining walls and ‘kee klamp’ hand rails at 8 Murphy Crescent, Bishop Auckland – Mr. T. Nicholson **2 - 3**

(l) Application No: 3/2011/0139 – Installation of a new air conditioning condenser unit located on a flat roof to the rear and removal of aluminium shopfront and the installation of timber shopfront at 44 Newgate Street, Bishop Auckland – NBTY Europe

(m) Application No: 3/2011/0132 – Alterations to shopfront at 60-62 Newgate Street, Bishop Auckland – Peters Cathedral Bakers Ltd

6. Durham County Council: Planning Decisions – To note the undermentioned **WITHDRAWAL** of applications:-

(a) Application No: 3/2011/0190 – Two storey extension to side of 10 Bollihope Grove, Bishop Auckland – Miss. S. Spence

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(b) Application No: 3/2011/0141 – First floor extension over garage at 23 Westlea Avenue, Bishop Auckland – Mr. M. Douthwaite

7. SUPPORT OF NEW PLANNING GUIDANCE – LEISTON-CUM-SIZEWELL TOWN COUNCIL

An e-mail has been received from Leiston-cum-Sizewell Town Council (a copy of which has been circulated via e-mail) asking for the Town Council's support regarding new planning guidance to major developers urging them, as a matter of planning procedure to:

- (i) attend Council meetings to answer questions about their planning application if the Council so wishes and to
- (ii) provide resources (if the Town Council wishes) to enable it to assess their applications – which may be over 1,000 pages long – based on a professional critique of their evidence.

The words 'if it wishes' – this means that no Council is **required** to do anything. The proposed guidance would **enable and empower** Councils to do these things if it chooses to.

Both of the above would help Councillors when making recommendations on large planning applications. Clearly there are details to be sorted out with the Minister – e.g. the definition of 'large'. But these are details – which follow the agreement of the idea.

Instructions are requested.

8. SECTION 106 MONIES – REGISTER OF MONIES AVAILABLE

Please find attached a copy of details of the latest update to the County Council's Section 106 Register showing where monies remain available for allocation from which you will see that there are two electoral divisions in the Council's area where money is identified.

For discussion.

IF YOU ARE UNABLE TO ATTEND THE MEETING PLEASE LET ME KNOW AS SOON AS POSSIBLE THANKYOU

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. 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.

south elevations at 32 Walmer Avenue, Bishop Auckland – Mr. J. Dinsley

- (g) **Application No: 3/2011/0132** – Alteration to shop front at 60-62 Newgate Street, Bishop Auckland – Peter Cathedral Bakers Limited
- (h) **Application No: 3/2011/0135** – Proposed redevelopment of Romanway Industrial Estate for residential purposes (outline) – Mr. S. Bell
- (i) **Application No: 3/2011/00191** – Two storey pitched roof extension to the side and rear balcony at 22 Waldron Street, Bishop Auckland – Mr. & Mrs. Heywood
- (j) **Application No: 3/2011/00199** – Proposed rear conservatory at 63 Warwick Road, Bishop Auckland – Mrs. Hall
- (k) **Application No: 3/2011/00166** – Installation of new aluminium shopfront complete with 4 pairs of double recessed doors and the installation of new fascia and projecting signage at 35-39 Newgate Street, Bishop Auckland – Poundland Ltd
- (l) **Application No: 3/2011/00171** – New fascia and projecting signage at 35-39 Newgate Street, Bishop Auckland – Poundland Ltd
- (m) **Application No: 3/2011/00172** – Extension of time for planning permission 3/2008/0211 – Conversion to form 8 apartments at 23-25 Market Place, Bishop Auckland – Mr. Mo Mousarifar
- (n) **Application No: 3/2011/00176** – Extension of time for planning permission 3/2008/0215 for listed building consent – Conversion to 8 apartments at 23-25 Market Place, Bishop Auckland – Mr. Mo Mousarifar

PL 7/11 DURHAM COUNTY COUNCIL: PLANNING DECISIONS – APPROVALS

RESOLVED: That the undermentioned planning **approvals** be noted:-

- (a) **Application No: 3/2011/0089** – Proposed 2 storey side extension and porch at 17 Fairfield Court, Bishop Auckland – Mr. G. Seymour
- (b) **Application No: 3/2011/0093** – Replacement 1st and 2nd floor windows. Build up rear wall to make secure at Flats 1-5, 211 Newgate Street, Bishop Auckland – Mr. T. Woods
- (c) **Application No: 3/2011/0070** – Change of use of first and second floor retail/office to two one bedroom apartments at 122 Newgate Street, Bishop Auckland – The Castledene Group
- (d) **Application No: 3/2011/0092** – Erection of two single storey extensions and minor internal alterations at Auckland Park Hospital, West Road, Bishop Auckland – Tees Esk and Wear Valleys NHS Foundation Trust
- (e) **Application No: 3/2011/0110** – Remove single storey kitchen and bathroom extension and erect two storey extension at 24 Hurworth Street, Cockton Hill, Bishop Auckland – Mr. R. Lee
- (f) **Application No: 3/2011/0112** – Change of use for existing shot unit A1 to hot food

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takeaway A5 at 85 Proudfoot Drive, Bishop Auckland – Mr. S. Devgan

- (g) Application No: 3/2011/0121** – Proposed living room, dining room, porch and bathroom extension at 129 Watling Road, Bishop Auckland – Mr. D. Hart
- (h) Application No: 3/2011/0105** – New shop front and repairs to existing building at 5 - 7 Fore Bondgate, Bishop Auckland – Mr. B. Coates
- (i) Application No: 3/2011/0122** – Adjustments to shop front, rear extension (ground floor plan) and internal alterations at 203 Newgate Street, Bishop Auckland – M. & M. Chemists
- (j) Application No: 3/2011/0116** – Kitchen extension with garden room and 1st floor en-suite bedroom at 12 High Bondgate, Bishop Auckland – Mr. Hopper
- (k) Application No: 3/2011/0124** – Change of use from A4 to a hot food takeaway (A5) on ground floor level and residential use (C3) on upper two floors at 32 Cockton Hill Road, Bishop Auckland – Miss. Chen
- (l) Application No: 3/2010/0499** – Extension of time of extant planning permission 3/2007/0812 for 24 No. Traditional built holiday homes, Eleven Arches Flatts Farm, Bishop Auckland, Co. Durham, DL14 7SF – Castle Golf Ltd

Signed:
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