

# City of Durham Parish Council

Room 103, Floor 1  
County Hall  
Durham  
DH1 5UF

Telephone 03000 269921  
Email: [cdalc@durham.gov.uk](mailto:cdalc@durham.gov.uk)

25 October 2018

Dear Member of the public

In accordance with the Local Government Act 1972 I hereby give you notice that a meeting of the **City of Durham Parish Council's Planning Committee** will be held in **The Mezzanine Room, Town Hall, Market Place, Durham, DH1 3NW** on **Friday 2 November 2018 at 10:00** to transact the following business:

You are most welcome to attend and participate in item 4 of the agenda to give your view on any of the agenda items being discussed.

1. Welcome and apologies
2. To receive any declarations of interest from members.
3. To receive and approve as a correct record the minutes of the meeting on 19 October 2018.
4. To receive any public participation comments on the following agenda items.
5. Matters arising:
  - a) to approve the following responses (for text of letters see parish web site):
    - DM/18/02710/FPA** | Construction of a coach park area: Belmont Park and Ride
    - DM/18/02797/FPA** | Change of use of an existing C4 HMO: 6 Wanless Terrace Durham DH1 1RU
    - DM/18/02924/FPA** | Erection of office block etc: Millburngate House Framwelgate Waterside Durham DH1 5TL
    - DM/18/02983/FPA** | Erection of a Two-Storey 8 Bedroom Extension: Farnley Tower Hotel The Avenue Durham DH1 4DX
    - DM/18/03042/CPU** | Certificate of Lawfulness for a Rear Dormer Window to C4 Dwelling | 18 Providence Row Durham DH1 1RS
    - DM/18/02842/TPO** | Felling of one tree etc: land between Ferens Close and Wearside Drive Durham DH1 1JX
  - b) Review of applications previously considered, including
    - DM/18/02369/FPA** | New County HQ
    - DM/18/02710/FPA** | Construction of a coach park area: Belmont Park and Ride

6. To consider making representations on the following planning applications:  
**DM/18/03152/CEU** | Certificate of existing use for a house in multiple occupation for 8 occupants: 53 Hawthorn Terrace Durham DH1 4EQ  
**DM/18/03156/FPA** | Two storey pitched roof side and rear extension: 19 The Grove North End Durham DH1 4LU  
**DM/18/03119/FPA** | Installation of wood windows to front: 58 Albert Street Durham DH1 4RJ  
**DM/18/03115/FPA** | 4 two bedroom flats (conversion of existing dwelling at No. 36 into 2 dwellings and approved dwelling in garden altered to form 2 flats): 36 The Hallgarth Durham DH1 3BJ  
**DM/18/03125/FPA** | Erection of 2no. bay windows to front incorporating a pitched roof over. Erection of boundary wall to front and application of render to existing dwelling: Russet Grey Elvet Moor Merryoaks Durham DH1 3PR  
**DM/18/03085/LB** | Installation of boiler with flue to rear elevation: 214 Gilesgate Durham DH1 1QN

7. **Dates of future meetings**

16<sup>th</sup> November – Room 2, Alington House

30<sup>th</sup> November –



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## Planning Committee Meeting at 10.00am on Friday 19th October 2018 in Alington House

### MINUTES

1. Welcome and apologies:  
Present: Cllrs R Cornwell (Chair), J Ashby, J Elmer, C Reeves.  
Visitor Rob Richardson was also in attendance.  
Apologies: Cllr G Holland. Cllrs E Ashby and L Brown who are frequently attenders had sent apologies.
2. Declarations of interest: none.
3. The minutes of the meeting on 5th October were received and agreed as a correct record.
4. Public participation comments on the following agenda items: Mr Rob Richardson commented on DM/18/02805/FPA when it was discussed.
5. Matters arising:
  - (a) The responses to the following applications were approved (for text of letters see parish web site):  
**DM/18/02632/AD:** Erection of non illuminated fascia sign Rushford Court  
**DM/18/02709/FPA:** 2.7m high fence, extensive alterations, Oaklea, The Avenue  
**DM/18/02734/FPA** and **DM/18/02735/LB:** Moon Jewellery 12 Silver Street  
**DM/18/02931/FPA:** Sculpture of illuminated heron, Freemans Place
  - (b) Review of applications previously considered:  
**DM/18/02614/FPA:** Proposed Durham Distillery The Riverwalk Millburngate Durham DH1 4SL: additional information accepted.  
**DM/18/02369/FPA:** New County HQ: noted that the Member of Parliament will be writing in support of the Parish Council's objection and request for the Secretary of State to call-in the application. Agreed that Cllr J Ashby should follow-up the request concerning possible legal advice. Also noted that there are now 290

objections; a market trader points that his van is too tall to access the proposed multi-storey car park that would replace the open-air car park.

6. Briefing for the Parish Council relating to the assumption of responsibility for the Durham City Neighbourhood Plan:

It was agreed that: (a) all City of Durham Parish Councillors be sent a note giving them the web-site reference for the Pre-Submission Draft of the Durham City Neighbourhood Plan so that they may read it and, if they wish, raise comments and any concerns prior to the meeting of the Parish Council on 25 October; and (b) Cllr Roger Cornwell will prepare a short Powerpoint presentation for that meeting.

7. Consideration of the following planning applications:

**DM/18/02710/FPA:** Construction of a coach park area: Belmont Park and Ride: it was agreed that Cllr J Ashby circulate a draft objection on the grounds of additional traffic and damage to tourism.

**DM/18/02797/FPA:** Change of use of an existing C4 HMO to a mixed use for a C3 (dwellinghouse) or C4 (HMO) over a 10 year period. 6 Wanless Terrace Durham DH1 1RU: agreed that Cllr J Ashby draft a response welcoming the return of the C4 property to C3 use.

**DM/18/02805/FPA:** Change of use of ground floor from general store to 2 residential flats (use class C3), Ash Villa Homer Terrace Nevilles Cross Bank Durham DH1 4JS: the applicant's son Mr Rob Richardson explained the background to the application. The Committee agreed to note the application.

**DM/18/02847/FPA:** Single storey rear kitchen extension, 3 Howlcroft Villas Crossgate Peth Durham DH1 4DU. Noted.

**DM/18/02924/FPA:** Erection of office block with flexible permission for shop, food and drink and assembly & leisure uses at ground floor level and associated public square and landscaping, Millburngate House Framwelgate Waterside Durham DH1 5TL: agreed that Cllr J Ashby circulate a draft objection on grounds of bulk, height, design, lack of visualisations and loss of residential provision.

**DM/18/02983/FPA:** Erection of a Two-Storey 8No Bedroom Extension and Single-Storey Extension Link (Resubmission 4/12/00444/FPA) - Farnley Tower Hotel The Avenue Durham DH1 4DX: agreed that it should be treated as a fresh application. Cllr Cornwell will draft an objection along the lines of the email previously circulated.

**DM/18/03042/CPU:** Certificate of Lawfulness for a Rear Dormer Window to C4 Dwelling | 18 Providence Row Durham DH1 1RS: Cllr Cornwell will write asking whether this is permitted development, a retrospective application, or an enforcement issue.

**DM/18/02842/TPO:** Felling of one tree (T1 on plan) and removal of excessive top soil from root protection areas of two trees (T2 and T3 on plan) protected by a conservation area (section 211 notice), land between Ferens Close and Wearside Drive Durham DH1 1JX: Cllr Cornwell will write pointing out that unauthorised destruction of a tree granted a Tree Protection Order is a criminal offence, that the piling work blamed for damaging tree T1 is the developer's fault, and that an independent Arboriculturist's assessment should be sought to determine whether it is possible to save the tree. In the event of the tree being removed, a replacement tree would be required. The removal of excessive top soil from the root protection

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areas of trees T2 and T3 must be carried out with care to avoid damage to these trees.

**DM/18/03012/TPO:** Felling and Removal of 1No Horse Chestnut Tree (T1) 25 Springwell Road, Durham DH1 4LR: noted.

**DM/18/03020/FPA:** Erection of single-storey extension to rear of dwelling and conversion of part of existing garage to habitable room, 9 St Johns Road, Nevilles Cross, Durham DH1 4NU: noted

8. Dates of future meetings:

2<sup>nd</sup> November – Mezzanine Room, Durham Town Hall

16<sup>th</sup> November – Room 2, Alington House.

There being no further business the meeting ended at 12.00 pm.