

# 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)

15 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 **Room 12, Alington House, 4 North Bailey, Durham, DH1 3ET** on **Friday 19 October 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 5 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/18/02632/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, including  
**DM/18/02614/FPA** | Proposed Durham Distillery The Riverwalk Millburngate Durham DH1 4SL  
**DM/18/02369/FPA** | New County HQ
6. Briefing note for the Parish Council, relating to the proposed assumption of responsibility for the Durham City Neighbourhood Plan.
7. To consider making representations on the following planning applications:  
**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 to a mixed use for a C3 (dwellinghouse) or C4 (HMO) over a 10 year period. 6 Wanless Terrace Durham DH1 1RU

**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

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

**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

**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

**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 (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

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

**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

8. Dates of future meetings  
2<sup>nd</sup> November – Mezzanine Room, Durham Town Hall  
16 November Room 2, Alington House.



Stephen Ragg  
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## Planning Committee Meeting at 10.00am on Friday 5th October 2018 in Alington House

### MINUTES

1. Present: Cllrs R Cornwell (Chair), J Ashby, C Reeves.  
Cllrs L Brown and E Ashby and visitor Sarah Wilkinson were also in attendance.
2. Apologies: Cllr G Holland. The Chair reported that Cllr Holland would be convalescing for a significant period of time and proposed that, in the interests of securing the quorum of 3, the Interim Clerk be asked to agenda a request at full Parish Council that the membership of the Parish Planning Committee be increased from 5 to 7. This was agreed, noting that the membership of all Committees is reviewed annually.
3. Declarations of interest: Cllr Cornwell declared an interest in the application DM/18/02372/FPA Demolition of Tower Cottage, the Avenue, and building 3 new houses fronting onto The Avenue as his property is close to this site.
4. The minutes of the meeting on 21 September 2018: received and agreed as a correct record.
5. Public participation comments on the following agenda items: Sarah Wilkinson commented on DM/18/02545/FPA when it was discussed.
6. Matters arising:
  - (a) 24 The Avenue: Cllr Brown will ask the Environmental Health and Consumer Protection Department (who licence HMOs) about the railings that have been erected around the light well that was claimed to be the means of escape from the basement rooms.
  - (b) The responses to the following applications were approved (for text of letters see parish web site):  
**DM/18/02486/AD** Two advertising hoardings outside County Hall, Durham. Cllr Brown noted that shrubbery had already been cleared.

**DM/18/02545/FPA** Clad existing rendered rear external walls with brick cladding panels, 30 Nevilledale Terrace Durham DH1 4QG.

**DM/18/02614/FPA** Proposed Durham Distillery The Riverwalk Millburngate Durham DH1 4SL: now a matter for Building Control, who are seeking further information. Cllr E Ashby will mention this application to the Parish Council Chair to raise as an example in their meeting regarding the County Safety Committee.

**DM/18/02638/CPU** Increasing from 4 to 6 bedrooms at 5 Church Street Villas Durham DH1 3DW.

(c) Review of applications previously considered:

**DM/18/01671/FPA** | 11 Prospect Terrace Nevilles Cross Durham DH1 4JH: the applicant has withdrawn the application and is intending a smaller extension within permitted development rights. Cllr Brown remarked that this bypassed all of the carefully constructed conditions and safeguards that officers would have imposed on the original scheme.

**DM/18/02369/FPA** New County HQ: noted that The Freeman have formally objected; agreed that Cllr J Ashby should write to the Clerk to the Trustees to seek further information. Also noted that the Planning Inspectorate had replied to the 'call-in' request that "*Subject to the committee resolving to grant planning permission, the Secretary of State will give due consideration to your Council's request for call in. In the meantime, I consider that it would be inappropriate to place an Article 31 holding direction on the planning application.*" It was resolved that, if the DCC Planning Officer's report when published a week before the County Planning Committee recommends approval, the Parish Planning Committee should immediately re-request the Holding Direction. Cllr Reeves drew attention to fencing that has been erected alongside the riverbanks, closing the footpath. It was agreed that documentation would be obtained from Durham County Council for applying to have the footpath added to the Definitive Map.

**DM/18/02372/FPA** Demolition of Tower Cottage, the Avenue, and building 3 new houses fronting on the The Avenue: Cllr Brown agreed to ask the planning officer whether the necessary detailed geotechnical information has been provided.

**DM/18/02486/AD** Two advertising hoardings outside County Hall, Durham: nothing to add.

**DM/18/01727/LB and DM/18/02009/AD** Durham Town Hall listed building application and associated advert application: both applications have now been amended to remove all the banners that were proposed to be attached to the front of the Town Hall. The applications have now been approved. The Chair will circulate a draft letter welcoming the amendments, that re-varnishing of the wooden elements of the doorway would also be welcome, and expressing reservations about the 'modernising' graphics.

(d) New HMO licensing regime:

DCC's Principal Environmental Health and Consumer Protection Officer has advised that 10% of HMOs are below the new space standards. He is reluctant to have higher space standards as this would lead to a high rate of failure, but he suggested a way forward might be via the Landlord Accreditation Scheme, which he also manages. He is most

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willing to meet the Committee and needs to be offered dates. Cllr Brown would wish to attend.

7. To consider making representations on the following planning applications:  
**DM/18/02269/AD** and **DM/18/02276/LB** Signage at the Covered Market, Durham (revised details): this application has been approved.  
**DM/18/02632/AD** Erection of non illuminated fascia sign Rushford Court North Road Durham DH1 4RY: agreed that Cllr J Ashby will draft and circulate an objection to the proposed size, to it being an advertisement not the name of the property, and to the precedent it would set for other PBSAs to permanently advertise the developer with huge logos.  
**DM/18/02709/FPA** 2.7m high fence, extensive alterations, Oaklea, The Avenue, Durham DH1 4DX: it was agreed to generally welcome the renovations but to point out that timber windows rather than uPVC windows would be more in keeping with the Conservation Area.  
**DM/18/02735/LB** Alterations to convert the 2nd and 3rd floors into a flat including a rear access at second floor level, Moon Jewellery 12 Silver Street Durham DH1 3RB. There is also an accompanying planning application using an entrance off Moatside Lane and steps down to the service yard. Cllr Cornwell to draft and circulate a letter of objection regarding the need for information on the retention of listed building internal features and a separate letter of concern re the steps, access, lighting and rubbish arrangements.  
**DM/18/02737/LB** Infrastructure and cable route updates, University College, Durham Castle, Palace Green, Durham DH1 3RW: noted.  
**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: agreed to defer to next meeting to enable research of grounds for retention of an asset of community value.  
**DM/18/02847/FPA** Single storey rear kitchen extension, 3 Howlcroft Villas Crossgate Peth Durham DH1 4DU: agreed to defer to next meeting to enable research on whether the "rear" extension is at the road side of the property.  
**DM/18/02931/FPA** Sculpture of illuminated heron with associated railings and landscaping - Land To The South Of Freemans Reach Freemans Place Durham DH1

1SL: agreed that Cllr J Ashby will draft and circulate a letter welcoming the proposal in principle but preferring it to be located in the more developed area of the café and the Passport Office.

8. Dates of future meetings: 19 October and 2 November.

There being no further business the meeting ended at 12.15 pm.

Signed

Chair of City of Durham Planning Committee.  
19 October 2019