

City of Durham Parish Council

Room 103, Floor 1
County Hall
Durham
DH1 5UF

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30 August 2018

Dear Planning Committee Member

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 **Mezzanine Office, Town Hall, Market Place, Durham DH1 3NW** on **Friday 7 September at 10:00** to transact the following business:

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 10 August 2018.
4. To receive any public participation comments on the following agenda items.
5. Finalising letter of representation on planning application **DM/18/02369/FPA | New County HQ**
6. Matters arising:
 - a. to approve the following response (for text of letters see parish web site):
DM/18/01727/LB and **DM/18/02009/AD** | External display of banners and internal alterations, Mayors Office Market Place Durham DH1 3NW (deferred from 27 July)
 - b. Review of applications previously considered
7. To consider making representations on the following planning applications:
DM/18/02120/LB | various works mostly to garage | 20 South Street
DM/18/02133/FPA | Extensions to side and rear,, alterations to front steps/raised platform and widening of drive | 18 Orchard Drive
DM/18/02268/FPA | Demolition of existing dwelling and construction of 4no. detached dwellings. | Highfield House Potters Bank Durham DH1 3RR
DM/18/02328/LB | Retention of replacement fenestration | 21A Hallgarth Street
DM/18/02335/LB | Retention of Replacement Fenestration | 21 Hallgarth Street

DM/18/02349/FPA | Rear single storey extension | 12 St Bedes Close
Crossgate Moor

DM/18/02372/FPA | Demolition of Tower Cottage, the Avenue, and building
3 new houses fronting on the The Avenue

DM/18/02374/FPA | Change of use from B1 business to mixed use B1
business & A2 financial and professional services Howarth Litchfield Partnership
4 Old Elvet

DM/18/02390/FPA | Retention of the repositioning of the field access
including erection of post and wire fence and gate, Toll House Road Crossgate
Moor DH1 4HU

DM/18/02464/LB and **DM/18/02463/FPA** | Various works 6 Leazes Place
Durham DH1 1RE

DM/18/02486/AD County Hall, Framwellgate Peth, DH1 5UQ, Erection of
2no. non-illuminated adverts measuring 6m x 3m

8. Dates of future meetings

21st September – Mayors Chamber, Town Hall

5th October – venue to be confirmed

And pursuant to the provisions of the above-named act, **I Hereby Summon You**
to attend the said meeting.



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30 August 2018

Planning Committee Meeting at 10.00am on Friday 10th August 2018 in Alington House

MINUTES

1. Present: Cllrs R Cornwell (Chair), J Ashby, C Reeves.
Cllrs L Brown and E Ashby were also in attendance.
2. Apologies: Cllrs J Elmer, G Holland.
3. Declarations of interest: none.
4. Minutes of the Meeting on 27th July: received and agreed as a correct record.
5. Matters arising:
 - (a) to approve the following responses (for text of letters see parish web site):
DM/18/02118/FPA: 27-bedroom apartment block in Holly Street - response approved.

DM/18/01671/FPA: a small HMO in Prospect Terrace, Neville's Cross - response approved.
 - (b) Outcomes of representations: Cllr R Cornwell presented an analysis of the outcomes on each of the ten representations made to the County Council to date.

Reference	Position	Outcome	Address	Notes
18/01115	Oppose	Approved	Fram Well House Diamond Terrace	Jurisdiction declined by the NCPU
18/01270	Oppose	Approved	22 Mitchell Street	
18/01446	Oppose	Refused	10 Lawson Terrace	
18/01492	Ask for conditions	Pending	21 Elvet Bridge (takeaway)	Late change to terminal hour, they are seeking 2am
18/01582	Ask for conditions	Approved	Elm Tree Inn	Plans amended to remove steps
18/01650	Defer	Deferred	University Maths & Computing building	Essential information missing from application
18/01669	Oppose	Pending	10 High Wood View	
18/01671	Oppose	Pending	11 Prospect Terrace	

18/01908	Withdrawn	Pending	Land To The East Of DLI Museum	Original position was to oppose
18/02118	Ask for conditions	Pending	North East of Holly Street,	

Regarding Holly Street, Cllr R Cornwell will send Cllr L Brown a copy of the representation letter.

6. To consider making representations on the following planning applications:

DM/18/01727/LB and DM/18/02009/AD: external display of banners and internal alterations, Mayor's Office, Market Place: agreed to write to the County Council asking for deferral of consideration of the proposals until an officer has been able to attend a meeting of the Parish Planning Committee to explain with large-scale plans what is intended for the interior changes. A County Councillor will be asked to request that these two applications be referred to Committee on grounds of City of Durham Local Plan Policies E6, E22 and Q16.

DM/18/02110/FPA: change of use from use class C4 small HMO to large HMO to both 4 and 5 Southend, South Road: noted.

DM/18/02130/FPA: building extension to a family house at Hawthorn Edge, Neville's Cross: noted.

DM/18/02199/FPA and DM/18/02200/LB: change of use of the former Newcastle Building Society building on Elvet Bridge: noted.

DM/18/02210/FPA: a shop converting to an Ice Cream Parlour on Riverwalk: noted.

DM/18/02250/AD: erection and display of 2no internally illuminated fascia text signs and 2no internally illuminated projection signs at Ask Unit 4 Millennium Place: noted.

DM/18/02259/AD: display of double sided digital advertising panels on a bus shelter - Durham University Elvet Riverside 1 New Elvet: noted.

DM/18/02269/AD: erection and display of 2 no. fret lettering signs to rear, 1 no. hanging banner sign and 1 no fascia sign to front - Covered Market, Market Place: noted.

7. Report on discussions with Durham Students' Union over minimum room sizes in HMOs: Cllr R Cornwell had approached the DSU President and DSU Welfare Officer but neither has replied yet. HMOs licenses in England issued after 1 October 2018 under Part 2 of the Housing Act 2004 will require that the floor area of any room in the HMO used as sleeping accommodation by one person aged over 10 years is not less than 6.51 square metres. The issue is whether to press the County Council to adopt better than this minimum - perhaps 8 square metres.

8. Discussion re Airbnb in Durham City: Cllr R Cornwell reported that there are over 50 Airbnb properties in the Parish area. Cllr L Brown noted that she had taken up with County Council officers the question of whether a change of use from C3 to C1 was involved and that the response was usually not and that if the property was operated as an HMO this would be an unauthorised change to C4 use and would be an enforcement matter. Cllr J Ashby confirmed that this was the view of the Government's Chief Planner. Cllr E Ashby undertook to check whether Visit County Durham has records of Airbnbs.

9. Any other business: Cllr E Ashby drew attention to Duresme House's lack of nearby shops in which to buy food to cook in the studio kitchens and therefore the probability that there will be many visits by Tesco's, Sainsbury's and other delivery vans as well as vans delivering goods bought on-line via Amazon etc. This is certain to cause problems exiting back on to the A167. She wondered if the traffic issue of multiple deliveries should be considered in future PBSA applications. It was suggested that she makes this representation to the County Council in relation to Preferred Options Policy 17.2 on PBSAs.

10. Dates of future meetings: 7th September – Mezzanine Office, Town Hall & 21st September – Mayor's Chamber, Town Hall.

11. There being no further business the meeting ended at 11.15 am.