

City of Durham Parish Council

Room 103, Floor 1
County Hall
Durham
DH1 5UF

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28 September 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 **Room 10, Alington House, 4 North Bailey, Durham, DH1 3ET** on **Friday 5 October 2018 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 21 September 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/18/02486/AD** | Two advertising hoardings outside County Hall, Durham
 - 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
 - DM/18/02638/CPU** | Increasing from 4 to 6 bedrooms at 5 Church Street Villas Durham DH1 3DW
 - (b) Review of applications previously considered, including
 - DM/18/01671/FPA** | 11 Prospect Terrace Nevilles Cross Durham DH1 4JH
 - DM/18/02369/FPA** | New County HQ
 - DM/18/02372/FPA** | Demolition of Tower Cottage, the Avenue, and building 3 new houses fronting on the The Avenue
 - DM/18/02486/AD** | Two advertising hoardings outside County Hall, Durham
New HMO licensing regime.

6. 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)

DM/18/02632/AD | Erection of non illuminated fascia sign | Rushford Court North Road Durham DH1 4RY

DM/18/02709/FPA | 2.7m high fence, extensive alterations, Oaklea, The Avenue, Durham DH1 4DX

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

DM/18/02737/LB | Infrastructure and cable route updates, University College, Durham Castle, Palace Green, Durham DH1 3RW

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/18/02931/FPA | Sculpture of illuminated heron with associated railings and landscaping - Land To The South Of Freemans Reach Freemans Place Durham DH1 1SL

7. Dates of future meetings 19th October – to be confirmed and 2nd November – 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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28 September 2018

Meeting of the Planning Committee held on Friday 21 September 2018 in Durham Town Hall.

MINUTES

Present: Cllrs Cornwell (Chair), Ashby, Elmer, Reeves and Holland (Secretary). Also present: George Walker and Meg Haskins from Durham University Students Union

Declarations of interest: None

Minutes of the meeting on 7 September 2018: agreed as a correct record

Discussion with Students' Union representatives on standards for student accommodation in Durham: Cllr Cornwell welcomed George Walker and Meg Haskins to the meeting and there followed a discussion on the minimum room size for all forms of student accommodation in the City.

It was noted that after October 1st the County Council will be able to set minimum floor space sizes for student rooms and that Islington already required a minimum of 8 square metres. Ms Haskins indicated that room size versus student welfare and mental health had never been studied adequately and that some student rooms were "shocking" and brought little or no benefit to their tenants. She also noted that after spending their first year within colleges the students were often under pressure to grab whatever rooms were available and within reach of their pockets and often accepted sub-standard accommodation as a result.

Councillors present expressed support and sympathy with this dilemma and indicated a willingness to help the students and exercise pressure whenever and wherever possible to help their cause. Cllr Elmer suggested that it was more a Licensing than Planning approach that was needed and there was general agreement that Licensing would provide the stronger line to follow by placing detailed conditions based on safety and security for the resident students. Cllr Ashby observed that the HMOs and developing PBSOs put pressure on the University to offer more competitive pricing of college places. It was agreed that through licensing and over time the 8 square metre minimum should be introduced.

Cllr Cornwell undertook to contact the County Council to indicate the City Council's concern and involvement in this matter.

Matters arising: the following responses were **approved** (for text of letters see parish web site):

DM/18/02369/FPA; and New County HQ

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

The following planning applications were considered:

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

After discussion it was agreed that Cllr Cornwell would send a letter to the County Council expressing reservations about this application and that the room concerned should be for single occupancy only.

DM/18/02763/FPA | First Floor Side and Single-Storey Rear Extension, 14 Aykley Green Durham DH1 4LN.

Noted

DM/18/02790/FPA | Alterations at Willow House 5 Mayorswell Close Durham DH1 1JU

Noted

DM/18/02614/FPA and DM/18/02615/AD | change of use to make gin distillery at The Riverwalk Millburngate Durham DH1 4SL.

Discussion centred on potential fire risks at this site and that Building Control should pay particular attention to this hazard. Cllr Cornwell to write to the County Council drawing attention to these concerns.

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

This is a part-retrospective application attempting to make good an unauthorised concrete cladding of this property with a brick facing to conceal the concrete. Members regarded this solution as unacceptable and Cllr Cornwell agreed to submit an objection to this application.

Any Other Business: Following introductory comments by Cllr Ashby it was agreed that all documents and minutes concerning the Planning Committee should be distributed to all members of the Council.

Dates of future meetings: 5th October – 19th October

There being no further business the meeting ended at 12.00 noon