

City of Durham Parish Council

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11 February 2019

Dear Planning Committee Member

In accordance with the Local Government Act 1972 I hereby give you notice that a meeting of the **Planning Committee** will be held **in Room 2, Alington House, 4 North Bailey, Durham DH1 3ET** on **Friday 15th February 2019 at 14:00** 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 1 February 2019.
4. To receive any public participation comments on the following agenda items.
5. Matters arising:
to approve the following responses (for text of letters see parish web site):
DM/18/03736/VOC | Ingleside Whinney Hill Durham DH1 3BE
DM/19/00036/FPA and DM/19/00037/LB: Kingsgate House 31 - 33 Church Street Durham DH1 3DG
DM/19/00149/FPA: 7 Ferens Close Durham DH1 1JX
6. Oversight of the work of the Neighbourhood Plan Working Party
7. **Planning applications:** To consider making representations on the following:
DM/19/00187/FPA | Construction of two-storey extension to west elevation of dwelling, raising of part of roof, re-cladding of existing building in render/timber cladding, new entrance gates and bollard lighting, construction of summer house in garden area and associated tree works | Quarryside Back Western Hill Durham DH1 4RG (held over from 1 February)
DM/19/00203/FPA | Alter and extend bungalow to include extensions to the gable end and rear, partial first floor, re-cladding and repositioning the garage | Site Of Former 5 Almoners Barn Durham DH1 3TZ
DM/19/00216/FPA | Replacement porch, restoration of bay window to front and balcony above flat roofed garage to rear | 6 St Johns Road Nevilles Cross Durham DH1 4NU

DM/19/00232/CPO | Certificate of Lawful Use application for the erection of a single storey flat roof extension with roof lantern to rear, alteration to window openings and internal changes to internal layout | 13 Springfield Park Durham DH1 4LS

DM/19/00246/FPA | Conversion of garage to 1 bedroom ground floor flat of 7A Dalton Crescent including amendment to parking and reorganisation of shared pedestrian access to 7A and 8 Dalton Crescent | 7A Dalton Crescent Nevilles Cross Durham DH1 4FB

DM/19/00251/FPA | New shop front | 19 The Riverwalk Millburngate Durham DH1 4SL

DM/19/00256/FPA and **DM/19/00257/LB** | Single storey extension to rear of dwelling | 193 Gilesgate Durham DH1 1QN

DM/19/00265/TCA | Fell 1no. Alder tree to ground level | St Godrics Church Castle Chare Durham DH1 4RA

DM/19/00284/FPA | New dwelling with associated works to house 3 bed C4 house in multiple occupation | Metcalfe House North Road Durham DH1 4UE

DM/19/00292/FPA | Single-Storey Side/Rear Extension | 1 Faraday Court Nevilles Cross Durham DH1 4FG

DM/19/00309/AD | 1 No Metal Plaque and 1No Non-Illuminated Hoarding Sign | North Platform Railway Station Station Approach Durham DH1 4RB

DM/19/00313/TCA | Reduce height of cherry tree by 4-5m & the width by 2-3m | 1 Kepier Villas Gilesgate Durham DH1 1JP

DM/19/00324/AD | 4no. vertical halo illuminated signs | Student Castle Durham DH1 1RH

DM/19/00331/FPA | Erection of Sound Proof Boundary Fence | Oswald House Church Street Durham DH1 3DQ

DM/19/00337/LB | Alterations to internal layout, insertion of 1no. window, kitchen extraction | discharger and ductwork and re-paint to rear | Big Jug 83 Claypath Durham DH1 1RG

DM/19/00356/FPA | Retractable Awning and Metal Framed Pergotenda with Retactable Roof with Associated Handrail and Festoon Lighting | Half Moon Hotel 86 New Elvet Durham DH1 3AQ

DM/19/00359/FPA | Erection of single storey extension to side of existing dwelling | 2 Springfield Park Durham DH1 4LS

8. **Pre-Submission Draft of the County Durham Plan:** consideration of the draft summary of responses, how to progress them, and what to report to the Parish Council meeting on 28 February. (*see appendix*)
9. **Planning Committee protocols:** to consider whether these need amending in the light of experience and following the appointment of a permanent clerk.

10. **Dates of future meetings**

1 March 2019 - 14.00 to 16.00 hrs – *[fill in venue]*

15 March 2019 - 14.00 to 16.00 hrs - *[fill in venue]*

Due to the confidential nature of the following items, in accordance with Section 100(A)(4) of the Local Government Act 1972, the press and the public will be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the LGA 1972 Act and section 1(2) of the Public Bodies (Admission to Meetings) Act 1960. At this point in time the press and the public will be asked to leave the room.

11. To consider developments regarding the proposed new County HQ on the Sands (planning reference DM/18/02369/FPA) including the draft press release prepared by Cllr Ashfield.

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

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<http://cityofdurham.parish.durham.gov.uk/>

CITY OF DURHAM PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on Friday 18 January 2019 at 14:00 in Room 2, Alington House, 4 North Bailey, Durham, DH1 3ET

- 1. Present:** Cllrs Cornwell (Chair), J. Ashby, Ashfield, Brown, Reeves and Holland (Secretary)
- 2. Apologies:** None
- 3. Declarations of interest:** there were none.
- 4. Minutes of the Meeting on 4th January, 2019:** accepted as a true and accurate record
- 5. Public participation:** no members of the public were present.
- 6. S106 application from the Waddington Street Centre:** after discussion it was **agreed** that this application could not be supported because the committee was not convinced that the uses proposed benefited the community in general.
- 7. Matters arising:** the following responses were approved (for text of letters see parish web site):
 - DM/18/02983/FPA** | Erection of a Two-Storey 8No Bedroom Extension and Single-Storey Extension Link: Farnley Tower, The Avenue, Durham DH1 4DX (second letter). It was noted that this application had been called to committee by Cllr Liz Brown.
 - DM/18/03552/FPA** | Change of use from a C4 house in multiple occupation to a 7 bedroom HIMO with a wrap round extension and internal alterations to existing dwelling: 51 Whinney Hill Durham DH1 3BD. Cllr John Ashby had submitted a letter of objection to this application and it was **agreed** that both Cllr Freeman and Cllr Ormerod would be advised of this.
 - DM/18/03671/FPA** | 2 Storey Extension to existing dwelling to create a total of 2 No. Dwellinghouses: The Cottage 22A Allergate Durham DH1 4ET. There was some concern expressed regarding the impact that this application would have on neighbouring listed buildings. It was **agreed** that Cllr Cornwell would draft an objection to this application on the grounds that this represented overdevelopment and also due to its potential impact on nearby listed properties. As a result, Cllr Cornwell has called this to committee, a decision that should be followed through by Cllr Brown. It was **agreed** to request a meeting with Stephen Reed at County Hall to discuss planning protocols.
- 8. Update on Parish spending proposals for 2019/20:** Cllr Cornwell noted that, overall, present spending proposals totalled around £250,000. The possibility and costs of a Judicial Review in the face of the County Council's determination to drive through their application to build on the Sands was noted.

9. Oversight of the work of the Neighbourhood Plan Working Party: there was no further discussion on this topic.

10. To consider developments regarding the proposed new County HQ on the Sands: (planning reference **DM/18/02369/FPA**), including recent additions to the planning file and any response to the letter to be sent by the Council's solicitors to the County Council. The solicitor's letter was now on the County Council's portal. 796 letters of objection had already been submitted. There was still no report from the Environment Agency. The zero energy buildings requirement for new public buildings, issued on the 14th January 2019, was discussed. It begged the question as to whether this proposed building on the Sands fulfilled the terms of this new government directive. Cllr Cornwell suggested that Stephen Reed should be asked about this at the proposed meeting in County Hall.

11. Planning applications:

a. The following applications were noted:

DM/18/03639/FPA | Replacement of shopfront: 39 The Riverwalk Millburngate Durham DH1 4SL.

DM/18/03861/TPO | Crown reduce and reshape by 3m of two maple trees (T2 and 3) and felling of one maple tree (T1) protected by a tree preservation order: 12 Brakespeare Close Crossgate Moor Durham DH1 4BF.

DM/19/00046/TPO | Birch (T2 and T3) - prune to remove branches overhanging neighbours: Wear View House 3 Wear View Durham DH1 1LW.

b. The Committee considered making representations on the following:

DM/18/03618/AD | Advertisement Consent for the display of 1 No. Externally Illuminated Hanging Sign, 1 No. Internally Illuminated Hanging Sign and 1 No. Internally Illuminated Fascia Sign: The Bishop Langley North Road Durham DH1 4PW. This was an enforcement issue. Cllr Ashby **agreed** to draft a letter of objection to this application and request that it be brought to committee, with a copy to the appropriate county councillors.

DM/18/03745/FPA | Demolition of existing cricket pavilion and construction of new multi-use sports pavilion including installation of new scoreboard: Durham School Quarryheads Lane Durham DH1 4SZ. Noted.

DM/18/03758/FPA | Substitution of 6 no house types within approved housing development (8/CMA/4/71): Development Site At Police Training Centre Aykley Heads DH1 5TT (carried forward from 4 January meeting). This related to "affordable housing" and a shift away from that demand. Committee recognised that there is no such thing as affordable housing in Durham City and that the S106 monies from this estate as an alleviation for this purpose and amounting to £1.6million, might reasonably be directed to another part of Durham District. It was **agreed** to visit this consideration again and discuss this prospect at the intended meeting with Stephen Reed at County Hall.

DM/18/03760/FPA | Retention of the timber clad fridge storage structure to rear yard area of 44 Saddler Street, Durham: Cellar Door Basement 41 - 42 Saddler Street Durham DH1 3NU. This is a retrospective application to which the Council objects and wishes to call

to committee. Cllr Brown **agreed** to submit an appropriate letter of objection on behalf of Cllr Cornwell.

DM/18/03821/AD and DM/18/03822/LB | Erection and display of 2no non-illuminated fascia signs: Big Jug 83 Claypath Durham DH1 1RG. Noted.

DM/18/03828/FPA | Erection of two storey extension to rear of dwelling to replace existing conservatory: 16 Laburnum Avenue Durham DH1 4HA. Noted.

DM/18/03832/AD | Provision of fascia sign, illuminated using lighting unit: 72 North Road Durham DH1 4SQ. Noted.

DM/18/03834/FPA | Change of use of first floor offices (use class B1(a) to 5-bed HMO flat (use class C4) and installation of rooflights to rear elevation: First Floor 74-76 North Road Durham DH1 4SQ, (carried forward from 4 January meeting). Noted

DM/18/03883/FPA | Single storey extension to rear and alterations to garage rear elevation: 5 St Nicholas Drive Durham DH1 4HH. Noted.

DM/18/03905/FPA | Change of use from use class C4 small HMO to large HMO to both 4 and 5 Southend including erection of extensions to rear, decked area and uPVC windows: 4 And 5 Southend South Road Durham DH1 3TG. This was noted for the moment, but Cllr Brown undertook to register an interest with the county council.

DM/19/00045/FPA Replace timber garage with stone garage (Resubmission): 1 Riverside Lodge Burn Hall Durham DH1 3SS. Cllr Cornwell had contacted the Case officer who had advised him that a resubmission was necessary as the proposal had been reduced in scale. The application had met with the approval of the Burn Hall Residents Association. Noted.

10. Consideration was given to making responses to:

a. Creating a vision for County Durham's future. It was considered that a response was needed because this vision and the pre-submission draft (below) were contradictory and in conflict. Cllr Ashfield agreed to draft a response

b. the Pre-Submission Draft of the County Durham Plan.

There was discussion concerning the need for the Neighbourhood Plan to accord with the County Durham Plan. All of the county's Policies were being labelled "strategic" whereas many, such as those linked to green spaces, conservation areas and HMOs were too localised to be regarded as strategic. It was **agreed** that Cllr Ashby would design an initial draft to be considered by the next Planning Committee before consideration by the Parish Council at its February meeting.

11. Dates of future meetings:

1 February 2019 - 14.00 to 16.00 hrs - Alington House room 2

15 February 2019 - 14.00 to 16.00 hrs - Alington House room 2

There being no further business the meeting concluded at 3.56pm.

Signed,

Roger Cornwell
Chair of Planning Committee.