

City of Durham Parish Council

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25 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 1st March 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 15 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/19/00246/FPA | 7A Dalton Crescent Nevilles Cross Durham DH1 4FB
DM/19/00324/AD | Student Castle Durham DH1 1RH
6. Oversight of the work of the Neighbourhood Plan Working Party
7. **Planning applications:** To consider making representations on the following:
DM/18/03785/FPA | Erection of 4 dwellings | Land To The Rear Of 63 Crossgate Durham DH1 4PR
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 (held over from 15 February meeting)
DM/19/00361/FPA | Erection of single-storey extension to side and rear of dwelling. | 8 St Bedes Close Crossgate Moor Durham DH1 4AB
DM/19/00371/FPA | Change of use from C3 dwelling house to HMO *Sui Generis* (Student Accommodation) | Corner House Potters Bank Durham DH1 3PS
DM/19/00389/RM S.73 application to vary condition no.2 of planning

approval DM/18/01115/FPA to allow design changes | Fram Well House
Diamond Terrace Durham DH1 5SU

DM/19/00416/FPA | Change of use of ancillary one bedroomed carer's
suite to residential flat | Rokeby Villa 1 Percy Terrace Durham DH1 4DY

DM/19/00442/FPA and **DM/19/00443/LB** | Replacement of existing
extension and minor internal alterations | 22 Allergate Durham DH1 4ET

DM/19/00446/LB | Replace lighting LED lighting in various locations,
replace entrance doors with powered opening and access control doors,
repair the leaded light windows and repair the floor of the Norman Chapel |
Durham Castle Palace Green Durham DH1 3RL

DM/19/00447/FPA | Change of use from small HMO (use class C4) to
large HMO (use class sui generis) including installation of window to front
elevation. Alterations to internal first floor walls to add new shower room
and bedroom, along with combined kitchen/lounge/dining and new external
rear window. Existing 6 bedroom to proposed 7 bedroom | 34 Highgate
Durham DH1 4GA

DM/19/00453/CPO | Certificate of Lawfulness for Proposed
Development: Internal Alterations to C4 Dwelling | 16 Mowbray Street
Durham DH1 4BH

DM/19/00472/AD | 1No Internally Illuminated Fascia Sign, 1No
Externally Illuminated Hanging Sign and 2No Digital Screens
Durham University Assembly Rooms 40 North Bailey Durham DH1 3ET

DM/19/00501/FPA | Installation of footpath bollard lighting to the
pathway between Bede Chapel and Caedmon Building Kitchen, at the
College of St Hild and St Bede | Thorpe House Hall Of Residence St Hild And
Bede College Pelaw Leazes Lane Durham DH1 1SZ

DM/19/00523/FPA | Proposed single storey extension to rear
19 St Nicholas Drive Durham DH1 4HH

DM/19/00542/LB | Brick/Stone/Window Restoration, Re-pointing,
ReRender, Re-roofing, Localised Gutter Replacement and Associated Works
8 And 8A South Bailey Durham DH1 3EE

DM/19/00544/LB | Fenestration, ironwork, stonework and brickwork
restoration, repointing, re-roofing, re-render, localised gutter replacement
and associated works | St Cuthberts Society 12 South Bailey Durham DH1
3EE

DM/19/00545/LB | Brick/Stone/Window Restoration, Re-pointing,
Reroofing, Localised Gutter Replacement and Associated Works 13
South Bailey Durham DH1 3EE

DM/19/00546/LB | Brick/Stone/Window Restoration, Re-pointing,
Reroofing, Localised Gutter Replacement and Associated Works
26 North Bailey Durham DH1 3EW

DM/19/00547/LB | Brick/Stone/Window Restoration, Re-pointing,
Reroofing, Localised Gutter Replacement and Associated Works
27 North Bailey Durham DH1 3EW

8. **Notification of Appeal for DM/18/03418/FPA:** to consider whether to make any further representations re this appeal for 24 Mistletoe Street Durham DH1 4EP
9. **Pre-Submission Draft of the County Durham Plan:** finalising the Parish responses to the above consultation in the light of decisions of the Parish Council meeting on 28 February.
10. **Proposed new County HQ on the Sands** (planning reference DM/18/02369/FPA): to consider developments.
11. **Dates of future meetings**
15 March 2019 - 14.00 to 16.00 hrs – venue TBC
29 March 2019 - 14.00 to 16.00 hrs – venue TBC

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

Adam Shanley
Clerk City of Durham Parish Council

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

City of Durham Parish Council

(Addendum item for 1st March 2019 Planning Committee Agenda)

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26 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 1st March 2019 at 14:00** to transact the following business, **as an addendum item to the Agenda for the 1st March 2019 Planning Committee.**

1. To consider our representation to the following planning application, following receipt of correspondence from DCC Head of Development and Housing:

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

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

Adam Shanley
Clerk City of Durham Parish Council
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City of Durham Parish Council

Draft Minutes of Planning Committee meeting held at 14:00 pm on Friday 15th February 2019 in Room 2 Alington House, 4 North Bailey, Durham DH1 3ET

1. Welcome and apologies:

Present: Cllrs R Cornwell (Chair), J Ashby, L Brown, J Elmer, G Holland and C Reeves.
Also present: Cllr E Ashby and Parish Clerk Adam Shanley
Apologies: Cllr V Ashfield

2. Declarations of interest: Cllr J Ashby declared a non-pecuniary interest in applications (DM/19/00256/FPA and DM/19/00257/LB | Single storey extension to rear of dwelling | 193 Gilesgate Durham DH1 1QN) as the applicants are friends.

3. Minutes of the Meeting on 18th January 2019: agreed as a correct record.

4. Public participation comments: Cllr E Ashby was present and advised that she would make her representation during discussion of the specific application.

5. Matters arising

The responses to the following applications were approved (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

Cllr R Cornwell advised that the consultation on the Neighbourhood plan boundary was now complete. Comments on this had been received, all had been positive and no objections on this received.

Cllr R Cornwell advised that the name of the Neighbourhood Area this covers needed to be decided on and the recommendation is that this be named the "City of Durham Neighbourhood Area". The Committee agreed this unanimously.

Cllr J Ashby advised that he felt that the consultation on the Draft Neighbourhood Plan would be taking place later than originally anticipated and would likely be following the consultation on the Pre-Submission Draft of the County Durham Local Plan.

7. Consideration of the following planning applications

1. **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): noted

DM/19/00203/FPA | Alter and extend bungalow to include extensions to the gable end and rear, partial first floor, recladding and repositioning the garage | Site Of Former 5 Almoners Barn Durham DH1 3TZ: noted. It was also felt that this represented an improvement to the building.

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: noted

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: noted

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. The committee resolved to object to this application. Cllr L Brown to draft an objection.

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

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

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

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. The Committee resolved to enquire further as to the purpose of this scheme and whether or not this would impede on the footprint of the new bus station. Cllr J Ashby to query with the case officer. Some concern was also expressed about the date being incorrect for consultation cut off time for this application.

DM/19/00292/FPA | Single-Storey Side/Rear Extension | 1 Faraday Court Nevilles Cross Durham DH1 4FG. The Committee resolved to note the development, though Cllr L Brown would draft a request that the tree being removed be replaced by a selected tree type.

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

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

DM/19/00324/AD | 4no. vertical halo illuminated signs | Student Castle Durham DH1 1RH. The Committee resolved to object to this application and to call this to Durham County Council's Planning Committee. Cllr J Ashby advised that the use of the name "Student Castle" would be contrary to naming policy and the naming policy officer at DCC had already advised this name would not be used.

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

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: noted

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: noted

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

8. Pre-Submission Draft of the County Durham Plan

Concern was expressed by all members as to the quality of the overall plan in its current form. In particular, Cllr J Elmer objected to the house types being built despite over 87% of the future need being for the over 65-age group. Cllr G Holland also expressed concern about the lack of proposed social housing for the County which would have a big impact on young Durham residents.

It was felt that the current plan was a deterioration of the previous plan. Cllr R Cornwell reminded the Committee that comments being made in the Parish Council's response needed to be based on the needs of our own Parish.

Cllr J Elmer reported that he found the aspect of the plan relating to sustainability really very poor and this needed to be reviewed.

Cllr L Brown advised that she was surprised that DCC had included the bypasses in the current plan as this had been thrown out by the Inspector during the consultation on the previous plan.

Cllr J Ashby presented his proposed response to the Pre-Submission draft of the Durham Local Plan. It was resolved that Parish Council planning committee Members should review this by no later than Wednesday 20th February, after which the proposed response would be put to Full Council as the Committee's recommended response.

9. Planning Committee protocols

Cllr R Cornwell advised that he had discussed this with the Clerk and it was felt that Committee Members should continue to draft the responses to the applications but that these would be signed off in the name of the Clerk. Cllr R Cornwell also proposed that TPO and Discharge of Condition(s) applications be removed from the Planning Committee Agendas unless members expressed that they would like to have one (or more) of these on the Agenda for Committee consideration.

Cllr J Elmer asked that the Parish Council consider the cumulative impact on Durham due to the removal of trees. The Committee asked the Clerk to investigate inviting a DCC Trees Officer to a future Full PC meeting to further discuss what influence the Parish Council could have on this.

The Committee also agreed that draft responses expressing formal views on any matter, not just planning applications, need to be cleared by the Chair of the Planning Committee (or of the Parish Council where appropriate) and signed by the Clerk.

At this point in the meeting, there was a motion to suspend standing orders in order to allow item 11 to be discussed after the 2-hour time limit. Moved Cllr J Ashby, seconded Cllr L Brown, passed unanimously.

10.Dates of future meetings

1 March 2019 - 14.00 to 16.00 hrs – The Chair advised that he would leave this to the discretion of the Clerk to decide on the location of the next meeting as the Parish Council may have an office by the time of the next meeting.

Due to the confidential nature of the following items, in accordance with Section 100(A)(4) of the Local Government Act 1972, the member of the public was 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.

11.To consider developments regarding the proposed new County HQ on the Sands

The Committee considered a letter from Vectos, the traffic consultants commissioned by the Parish Council, to review the application for the proposed move of Durham County Hall HQ to the Sands. It was agreed that recommendations on amendments would be submitted in writing to the Clerk who in turn would ask Vectos to make any amends as requested within the timeframe of the 23rd to respond to the amended application.

There being no further business the meeting closed at 16:21pm.

Signed,

Roger Cornwell

Chair of Planning Committee