

# City of Durham Parish Council

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08 April 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 12<sup>th</sup> April 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 29 March 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/19/00637/VOC** | Amendment to opening hours | Lebeat 47 North Bailey Durham DH1 3ET  
**DM/19/00753/FPA** | Demolition of industrial buildings and construction of 7 townhouses | Former R W D Motor Body Repairers Back Western Hill Durham DH1 4RG
6. Report of outcome of Area Planning Committee of 9 April:  
**DM/19/00324/AD** - Student Castle, Claypath, Durham  
**DM/18/03671/FPA** - 22a Allergate, Durham
7. **Neighbourhood Plan**
  - Discussion on draft version of Neighbourhood Plan
  - Oversight of the Neighbourhood Plan Working Party
8. **Planning applications:** To consider making representations on the following:  
**DM/18/03487/VOC** | Variation of condition 13 pursuant to planning permission DM/18/00310/VOC so as to extend the opening hours for the D2 cinema use | The Riverwalk Millburngate Durham DH1 4SL (amended proposal)

**DM/19/00761/FPA** | Two storey rear extension and loft conversion with rooflights for C4 house in multiple occupation (6 bedrooms). | 6 May Street Durham DH1 4EN

**DM/19/00904/FPA** | Enlargement of 6 no. existing window openings on the east (river) elevation and installation of new uPVC windows. | Bridge House North Road Durham DH1 4PW

**DM/19/00912/AD** | Illuminated and non-illuminated car park and public WC related fascia and hanging advertisements | The Riverwalk Millburngate Durham DH1 4SL

**DM/19/00989/FPA** | Change of use from shop (use class A1) to restaurant (use class A3). | Former Cooplands Unit 6 1 - 4 North Road Durham DH1 4SH

**DM/19/01023/LB** | Re-laying slate roof, repair and re-pointing of external stone walls. Internal works include repairing of water damaged plaster, stabilising a spiral stair | Bishop Cosins Library University Library Palace Green Durham DH1 3RN

**DM/19/01032/LB** | Pointing and repair to parapet roof and 6no. windows | University Library (Exchange Building) Palace Green Durham DH1 3RN

**DM/19/01053/LB** | Installation of new fire system | Durham University University College Durham Castle Palace Green Durham DH1 3RW

**DM/19/01054/LB** | Installation of new fire system | Durham University University College Durham Castle Palace Green Durham DH1 3RW

**9. Discussion on application DM/19/01100/TCA** (now approved) to fell 65 trees and 4 groups of trees.

**10. Pre-consultation re: new radio base station at Stockton Road** (report included).

**11. Dates of future meetings**

26 April 2019 - 14.00 to 16.00 hrs – *venue to be confirmed*

10 May 2019 - 14.00 to 16.00 hrs – *venue to be confirmed*

*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.*

**12. Update on Durham County Council Headquarters move**

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

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# City of Durham Parish Council

## Minutes of Planning Committee meeting held at 14:00 pm on Friday 29<sup>th</sup> March 2019 in Room 2 Alington House, 4 North Bailey, Durham DH1 3ET

### 1. Welcome and apologies:

Present: Cllrs R Cornwell (Chair), J Ashby, V Ashfield, L Brown, G Holland and C Reeves.  
Also present: Parish Clerk Adam Shanley and 8 members of the public  
Apologies: Cllr J Elmer

**2. Declarations of interest:** Cllr J Ashby declared an interest in application DM/19/00753/FPA.

**3. Minutes of the Meeting on 15<sup>th</sup> March 2019:** agreed as a correct record.

### 4. Public participation

Cllr R Cornwell welcomed all members of the public present. All members of the public present advised that they were in attendance to make a representation on application DM/19/00753/FPA.

Cllr R Cornwell advised that each member of the public had 3 minutes to speak and took each representation accordingly:

Francis Gotto advised that he would be submitting an objection to the plans on the grounds that the existing building had significant heritage value for Durham City and he was concerned about the loss of this. Mr Gotto also advised that the documents included as part of the plans were incorrect. Having researched the background of the building himself, Mr Gotto had discovered that this building was part of Chester Manor and, though it had been used for many different purposes over the years, it had originally been constructed as a brewery. Mr Gotto advised that he believed that the building had significant architectural and visual appeal and ought to be preserved as part of the heritage of the City. Mr Gotto advised that he was seeking to have the building listed as a community asset.

Mr Gotto also expressed concern that the plans seemed to have extended the boundary of the site and seemed to include a public footpath.

Mr Grotto also expressed concern that he felt that these properties would soon become student lets.

Edward Ranns also advised that he would be objecting to the plans. Mr Ranns advised that his property was situated very near to the former RWD Motor Body repairers building. Mr Ranns expressed concern that the new proposed boundary of the plans actually went into the boundary of his own property.

Mr Ranns also expressed concern that the plans basically amounted to a demolition and an increase in density to 7 four-storey units.

Mr Ranns also advised that he would be objecting to the loss of a number of trees (18 in total) as part of the plans and was also concerned at the loss of the view on to the Cathedral and the Castle from his own property.

Mr Ranns felt that it set a dangerous precedent to allow an historical building such as this to fall into disrepair to justify their demolition and redevelopment, at the cost of a loss of an historical building.

Val Standen confirmed that the Flass Vale group would be submitting an objection on the grounds of the proposals' impact on the local nature reserve and the loss of 18 trees. The plans also impacted on the part of Flass Vale which sat within designated greenbelt.

Tom Crookes advised that he would be objecting to the plans. Mr Crookes advised that he lived very near to the building and was concerned about the loss of light to his own property if the plans were to go ahead. Mr Crookes advised that an increase in size would mean that the building could be seen from other streets and this could have an impact on views within the area.

Mr Crooke expressed concern at the loss of visual amenity and felt that the historic building ought to be preserved.

Mr Crooke also felt that the development would be contrary to local plan policies. Mr Crooke also felt that the geology of the site was a major issue as the land was very sandy.

Irene Orton expressed concerns at the plans and advised that she too would be objecting to the proposals. Ms Orton expressed concern about the poor foundations of the area and advised that she had cracks in her own property, based close to the site, from previous works going on nearby.

Celia Till also advised that she would be objecting to the plans and felt that there were many grounds on which to object to the plans, not least the need to preserve an historical building in Durham. Ms Till felt that the heritage statement included as part of the plans was flawed.

Clare Wright advised that she was deeply concerned by the plans and would also be submitting an objection. Ms Wright advised that she was concerned at the possibility of drilling taking place and vibrations in the ground occurring as a result. Ms Wright advised that her own ceiling had collapsed following other works which took place next to her property.

Ms Wright also advised that she felt that the plans for the new units was terrible, with no Victorian features included as part of the designs at all. Ms Wright advised that she did not feel these would be desirable properties to purchase and was concerned these would very swiftly become student lets.

Ms Wright also expressed concern at the loss of trees as part of the development. Ms Wright advised that she was aware of owls nesting in the trees and she felt that this ought to be a strong case for objection.

Ms Wright also expressed concern about rodents and felt that there needed to be some vermin control to the site. Ms Wright felt that the building being allowed to fall to ruin was unacceptable.

Cllr L Brown advised that she would be calling the application to Committee. Cllr G Holland also felt that the Parish Council ought to call this to Committee too.

Cllr L Brown expressed concern about the parking situation as part of the plans. Currently the provision was inadequate with only 4 spaces proposed as part of the plans.

Cllr J Ashby proposed that the Parish Council object to the plans, this was seconded by Cllr V Ashfield and agreed unanimously by the Committee.

Cllr R Cornwell thanked the members of the public for their attendance. All members of the public left the meeting.

## 5. Matters arising

Councillors were asked to approve the following responses (for text of letters see parish web site):

**DM/18/03418/FPA** | Rebuttal letter re this appeal for 24 Mistletoe Street Durham DH1 4EP

**DM/18/03785/FPA** | Erection of 4 dwellings | Land To The Rear Of 63 Crossgate Durham DH1 4PR

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

**DM/19/00564/FPA** | Change of use from C3 dwelling to C4 house in multiple occupation and two storey rear extension | 18 Boyd Street Durham DH1 3DP

**DM/19/00643/AD** | Printed vinyl advertisement on external glass of this empty unit | Marks and Spencer 4 - 6 Silver Street Durham DH1 3RB

**DM/19/00649/FPA** | Change of use from a C4 house in multiple occupation to a 7-bedroom HIMO with a wrap round single and 2 storey and external alterations | 51 Whinney Hill Durham DH1 3BD

**DM/19/00650/FPA** | Two storey side extension, single storey front and rear extension and replacement rear storage building | 30 Toll House Road Crossgate Moor Durham DH1 4HU

The Clerk reported that the Environment Committee had recently met with the Durham County Council Officers who submitted the application for **DM/19/00643/AD** and they were grateful of the Parish Council's support on this.

The Clerk also asked if, when circulating draft responses, Members could only copy him into the final version of the response to cut down on e-mail traffic. Members agreed to this.

## 6. Oversight of the work of the Neighbourhood Plan Working Party

Cllr R Cornwell advised that he had recently acquired a public services mapping agreement, which illustrated areas on maps very clearly. Cllr R Cornwell also advised that he now had a list of the properties in each area which would hopefully inform

planning decision making and allow for more informed decisions to be reached on individual applications.

Cllr R Cornwell also advised that the Working Party had also formulated the "Moving Forward" document and it was hoped that two representatives may be able to attend a future Full Parish Council meeting to present this to the Parish Council.

Cllr R Cornwell also reminded Members that the aim was to have a draft of the Neighbourhood Plan for the 12<sup>th</sup> April Planning Committee meeting and thereafter at the April Full Council meeting.

Cllr J Ashby advised that he would also like to see the extension of an Article 4(1) Order to control the replacement of original wooden windows with uPVC windows in Claypath/Gilesgate, as is the case in Crossgate. Cllr R Cornwell recommended that Cllr J Ashby put a motion before the Full Council in April on this. Cllr J Ashby agreed to this.

## **7. Consideration of the following planning applications:**

**DM/19/00637/VOC** | Amendment to opening hours from 12.00 - 14.00 and 17.30-23.00 Tuesday to Sunday to 11.00 - midnight on Monday to Sunday. (Amendment to condition 11 on planning permission 4/03/01178/FPA) | Lebeat 47 North Bailey Durham DH1 3ET. It was **agreed** to submit a representation to this application with a condition that the opening hours be limited to a closing time of 11pm. Cllr R Cornwell advised that he would draft this representation.

**DM/19/00706/AD** | 2No Non-Illuminated Fascia Signs and 6No Window Vinyls | 46B High Street Durham DH1 3UL. It was **agreed** to note this application.

**DM/19/00753/FPA** | Demolition of industrial buildings and construction of 7 townhouses | Former R W D Motor Body Repairers Back Western Hill Durham DH1 4RG. It was **agreed** to submit an objection to this application on the grounds discussed under public participation. Cllr G Holland agreed to draft the representation.

**DM/19/00762/LB** | Installation of secondary glazing and secondary doors, new AV equipment and associated services. Access control fittings to doors | Divinity House Palace Green Durham DH1 3RL. It was **agreed** to note this application.

**DM/19/00813/AD** | Various advertisements comprising 2no. wall mounted signs, 9no. pedestrian and vehicle wayfinding signs and 8no. cycle parking/cycle route signs | Durham University Lower Mountjoy Teaching and Learning Centre South Road Durham DH1 3LS. It was **agreed** to note this application.

**DM/19/00866/FPA** | Change of use of a C3 dwelling to be used as either a C3 dwelling, or a small HMO Class C4 | 28 Douglas Gardens Merryoaks Durham DH1 3PU. It was **agreed** to defer a decision on this application.

**DM/19/00868/AD** | Illuminated Fascia Sign and Non-Illuminated Window Vinyl Sign | Unit 6 1 - 4 North Road Durham DH1 4SH. It was **agreed** to note this application.

**DM/19/00897/TPO** | Felling of 1no. Willow (T15) | St Cuthberts Hospice Park House Road Durham DH1 3QF. It was **agreed** to note this application.

**DM/19/00914/FPA** | Replacement windows, render to all elevations, single storey rear extension and internal alterations | 13 Springfield Park Durham DH1 4LS. It was **agreed** to note this application.

#### **8. Proposed new County HQ on the Sands.**

The Clerk provided an update on the situation regarding the proposed move of DCC's HQ to the Sands. The Clerk advised that at present the Parish Council were still awaiting confirmation on whether or not the Secretary of State would call in the application. How the Parish Council wished to act thereafter would depend on the outcome of the Minister's decision.

#### **9. Tree works**

Cllr V Ashfield provided an update on the situation of the tree works in relation to application **DM/18/01126/TCA** | Removal of Tree T2321 & T2320 identified on the Tree Survey Plan. | Kepier House The Sands Durham DH1 1BW.

Cllr V Ashfield advised that she was concerned that the trees are earmarked for felling. Cllr L Brown advised that she would check on this and would attempt to place a Tree Protection Order (TPO) on the tree(s).

#### **10. Dates of future meetings.**

12 April 2019 - 14.00 to 16.00 hrs –venue to be confirmed

26 April 2019 - 14.00 to 16.00 hrs – venue to be confirmed

There being no further business, the Chair closed the meeting.

Signed,

Roger Cornwell

Chair of Planning Committee