

City of Durham Parish Council

Office 3 D4.01d Clayport Library
8 Millennium Place
Durham
DH1 1WA
Telephone 07704 525630
Email: parishclerk@cityofdurham-pc.gov.uk

11 May 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/85267027231>

Meeting ID: 852 6702 7231

Dear Planning Committee Member,

In accordance with both the Local Government Act 1972 and the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of local authority and Police and Crime Panel meetings) (England and Wales) Regulations 2020, I hereby give you notice that a meeting of the **Planning Committee** will be held in **via Zoom** on **Friday 15 May 2020 at 2pm** 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 May 2020.**
- 4. To receive any public participation comments on the following agenda items. Please email the Parish Clerk parishclerk@cityofdurham-pc.gov.uk to register to speak.**
- 5. Matters arising:**
 - a. To approve responses on the following planning applications:**

DM/20/00841/FPA | Two storey rear extension to existing 5 bed small HMO (C4) to allow the creation of a 6th bedroom | 13 Flass Street Durham DH1 4BE.

DM/20/00930/FPA | Single storey rear extension to existing C4 property | 3 Juniper Way Durham DH1 4GZ

DM/20/00996/FPA | Change of use from existing 6 bed small HMO (use class C4) to 7 bed large HMO (use class sui-generis) including erection of single-storey extension to rear, new window to gable elevation and rooflights to accommodate a loft conversion. | 35 Hawthorn Terrace Durham DH1 4EL

DM/20/01008/FPA | Erection of community centre building with associated bin store and cycle parking | Lowes Barn Recreation Ground Off Park House Road Durham DH1 3QF

DM/20/01018/FPA | Change of use from C3 Residential Property to C4 Student HMO for 5 Students | 1 Wearside Drive Durham DH1 1LE

b. Possible upgrade of the A167: latest information – report included.

6. **Treatment of newly built properties** – report included
7. **Attic conversions in student HMOs** – report included
8. **Public access to planning decisions** – report included
9. **To consider these planning applications** (the date in brackets is the deadline to call to committee):

a. To note:

DM/20/01037/FPA and **DM/20/01038/LB** | External Repairs, Internal Alterations and Replacement Bike Shed with Associated Works | Grads House 22 - 22A North Bailey Durham DH1 3EW (28 May)

DM/20/01129/FPA | Single storey side extension to form garage, WC and utility space and formation of pitched roof over existing bay window and porch | 5 St Monica Grove Crossgate Moor Durham DH1 4AS (27 May)

b. To consider making representations

DM/20/00873/FPA | Demolition of the former North East Motorcycles showroom and construction of a three storey building, and construction of a three storey residential building on the land to the rear to create 16 self-contained C3 apartments | North East Motor Cycles Darlington Road Durham DH1 4PE (4 June)

DM/20/00952/TPO | Felling of trees T458, T471, T472, T504, T513 and T528. Reduction of trees T505, T506, T515 T517 to form 3m high wildlife monoliths. Pruning of trees T485, T486, T487, T488, T489, T491, T495, T497, T501, T510, T526 and T548. | Mount Oswald Golf Club South Road Durham DH1 3TQ (6 May – carried over from 1 May meeting)

DM/20/01111/TPO | Pruning and removal of various trees as specified. | Land At The West Of Mount Oswald Golf Club South Road Durham DH1 3TQ (1 June)

DM/20/00978/FPA | Conversion of store room to bedroom and addition of new window. | 4 Southend South Road Durham DH1 3TG (28 May)

DM/20/01068/FPA | Change of use from dwelling house (Use Class C3) to house in multiple occupation (Use Class C4) | 8 High Wood View Durham DH1 3DT (28 May)

DM/20/01094/FPA | Single storey ground floor extension to existing visual arts building | Arts Block Durham Sixth Form Centre The Sands Durham DH1 1SG (28 May)

DM/20/01100/FPA | Change of use of former Caretakers Lodge to art workspace and gallery space and the erection of a two storey extension to the rear. | Durham Sixth Form Centre The Sands Durham DH1 1SG (28 May)

DM/20/01107/FPA | Resubmission of DM/20/00387/FPA for the erection of a single House in Multiple Occupation (Use Class C4) | Land To The West Of The White House Newcastle Road Crossgate Moor DH1 4HZ (26 May)

DM/20/01124/FPA | Retention of use of land for 2 car parking spaces. | Land To South Of Flass Vale House Ainsley Street Durham DH1 4BJ (4 June)

c. Further consideration of application DM/20/00865/FPA (11 Cedar Drive Durham) following correspondence from Northumbrian Water

10. Pre-submission consultation on proposed upgrade to mobile phone base installation at the long stay car park, Durham Railway Station – report included.

11. Dates of future meetings

Friday 29 May 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 12 June 2020 - 14.00 to 16.00 hrs – via Zoom.

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

Adam Shanley
Clerk to the City of Durham Parish Council

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 1st May 2020.

Present: Cllr R Cornwell (in the Chair), Cllr J Ashby, Cllr V Ashfield, Cllr L Brown, Cllr J Elmer, Cllr G Holland and Cllr C Reeves.

Also present: Parish Clerk Adam Shanley and Mr John Lowe, Mr Ian Robley, Mrs Hilary French and Mr John Pacey (members of the public)

1. Welcome and apologies

No apologies received.

2. To receive any declarations of interest from members.

Cllr L Brown declared an interest in application DM/20/01008/FPA and in Item 7 on the Agenda and took no part in the discussions on these matters.

Cllr J Ashby declared an interest in application DM/20/01018/FPA and took no part in the discussions on this application.

Cllr V Ashfield declared an interest in application DM/20/01018/FPA and took no part in the discussions on this application.

3. To receive and approve as a correct record the minutes of the meeting on 17 April 2020.

The Minutes of the meeting held on 17th April 2020 were unanimously **agreed** as a true and accurate record of proceedings, subject to the addition of the following sentence in relation to the minute on application DM/20/00912/FPA:

"It was also **agreed** that the Environment Committee could take forward the issues of electrical buses and the carbon impact of the building with the County Council as part of a wider strategic effort of the Parish Council outside the remit of planning"

4. To receive any public participation comments on the following agenda items.

Mrs Hilary French thanked the Committee for the opportunity to speak at the meeting and advised that she would be objecting to application DM/20/01018/FPA as a local resident of Wearside Drive. Mrs French advised that she was concerned at yet another application for a change of use to a C4 dwelling in the area. Mrs French advised that she felt that the continued studentification of residential areas in Durham City is having a big impact on achieving mixed and balanced communities and ought to be resisted. Mrs French asked if the Parish Council might consider this when deciding how they wish to respond to the application.

Mr Ian Robley, also a resident of Wearside Drive, advised that he completely agreed with Mrs French and that he would also be objecting on the same grounds to the application.

Mr John Lowe advised that he was attending the meeting to hear discussions on items 6 and 7 on the Agenda.

The Chair advised that he was also aware that Mr John Pacey was also attending to hear discussions on items 6 and 7 of the Agenda.

5. Matters arising:

a. Applications previously considered

DM/20/00387/FPA | Erection of two detached Houses in Multiple Occupation (Use Class C4) | Land To The West Of The White House Newcastle Road Crossgate Moor Durham DH1 4HZ: Members noted that this application had been **refused**.

DM/19/03170/CEU | Certificate of lawful use application for the change of use of C3 Dwellinghouse to C4 HMO prior to the Article 4 Direction coming into force | 11 Mayorswell Close Durham DH1 1JU: The Committee approved the further Parish Council response to this application dated 24th April. The Chair advised that he, Cllr J Ashby and the Clerk had been involved in correspondence with the applicant's agent who has now stated that the incorrect date, as to when the property was first occupied as a C4 dwelling, was included in the original application form. The applicant's agent has also stated that the property was occupied as a C4 dwelling ahead of the introduction of the Article 4 Direction and the agent is able to provide evidence supporting this. The Clerk advised that he was awaiting copies of the evidence and would share this with the Committee as and when this is made available, so that further consideration can be made on this application.

DM/20/00841/FPA | Two storey rear extension to existing 5 bed small HMO (C4) to allow the creation of a 6th bedroom (amended 30.04.2020) | 13 Flass Street Durham DH1 4BE. It was **agreed** to maintain the objection to this application. The Clerk **agreed** to draft the response letter to this application.

b. To approve responses on the following planning applications:

DM/20/00865/FPA | Change of use from a C3 family house to a C4 HMO, demolition of existing garage and replacement with two story side extension and single extension to rear | 11 Cedar Drive Durham DH1 3TF. The Committee **approved** the response to this application.

DM/20/00885/AD | Various advertisements including 3no. digital display boards, new staircase signage and temporary advertisements relating to new retailers and temporary closure of car park 1 (part retrospective). | The Riverwalk Millburngate Durham DH1 4SL. The Committee **approved** the response to this application.

DM/20/00911/FPA | Change of use of upper floors from retail including loft conversion into residential accommodation providing 4no. bedroom with shared living accommodation (Revised and Resubmitted) | 9 And 9A Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

DM/20/00912/FPA | Demolition of bus station and erection of a replacement including office space | Bus Station North Road Durham DH1 4SG. The Committee **approved** the response to this application.

c. To consider the proposed response to application DM/20/00912/FPA from the Parish Council Environment Committee.

Cllr V Ashfield advised that, following publication of the Agenda and a discussion with the Parish Clerk, it is now **agreed** that this letter ought instead to be a letter from the Environment Committee to the relevant officer at Durham County Council and not in response to the planning application itself as a number of the issues the Committee wishes to raise are outside the remit of planning matters. Cllr V Ashfield also advised that the Committee will be drafting a letter to go to all bus operators urging them to change their fleet to electric buses. Cllr V Ashfield advised that this work will be carried out under the auspices of the Environment Committee and therefore not the Planning Committee.

6. Neighbourhood Plan Consultation

The Clerk advised that he had been in correspondence with Mr Tony Burton, Independent Examiner for the Durham City Neighbourhood Plan, asking for an update on how the examination of the Plan is progressing. The Clerk advised that Mr Burton is continuing to work on the Examination in spite of the Covid-19 situation which seems to be delaying a number of other Plans. Mr Burton had also advised that he would contact the Parish Council in due course with a few further questions. Mr Burton also advised that he would need to undertake a visit to the area to complete the Examination as soon as possible, the timing of this being dependent on Government announcements regarding travel and social distancing. It was **agreed** that the Clerk should respond to Mr Burton thanking him for his update, advising that we are happy to answer any queries he may have and to assist if we could with his site visit as and when this takes place.

7. County Durham Plan

Members considered a report regarding proposed plans for the A167.

The Clerk reminded Members that, earlier this year, the Independent Examiner for the County Durham Plan requested the proposed western relief road (together with the proposed northern relief road) be deleted from the County Durham Plan completely in order to make the Plan sound.

The Clerk also advised that, in light of the number of objections received against the western relief road, the County Council had proposed improvements to the A167 corridor either as an interim measure whilst the western relief road was being constructed or as an alternative scheme altogether. As part of this, the consultants AECOM were asked to carry out a feasibility study of the A167 proposal.

Cllr J Ashby advised that the report by AECOM is a feasibility study only and was not a statement by Durham County Council that they are actively pursuing this option.

Mr John Lowe advised that the Main Modifications from the County Durham Plan did not include the AECOM proposals and there was no formal proposal for the A167 at present.

Cllr J Elmer felt that more investigation was needed which must include better plans for walking and cycling.

Cllr L Brown advised that she had a meeting planned in the coming weeks with the Highways Department at DCC and she would endeavour to find out more about what the proposals for the A167 are.

It was **agreed** that the Committee should await a report from DCC on what their intentions for the A167 are going to be and then make a formal decision on what the official Parish Council position is and whether there is a need to hire professional consultants.

8. To consider these planning applications (the date in brackets is the deadline to call to committee):

a. To note:

DM/20/00730/FPA | Replacement render on front elevation to match existing | 21A South Street Durham DH1 4QP (21 May). It was **agreed** to note this application.

DM/20/00952/TPO | Felling of trees T458, T471, T472, T504, T513 and T528. Reduction of trees T505, T506, T515 T517 to form 3m high wildlife monoliths. Pruning of trees T485, T486, T487, T488, T489, T491, T495, T497, T501, T510, T526 and T548. | Mount Oswald Golf Club South Road Durham DH1 3TQ (6 May). Cllr L Brown advised that she had asked the County Council for more information about this application. Cllr J Elmer also expressed concern at the proposed use of Ash trees as the replacement for these trees. It was **agreed** to re-agenda this application at the Committee meeting on 15th May, at which point more information would hopefully be available.

DM/20/01003/FPA and **DM/20/01004/LB** | Internal Alterations | Soanes House Burn Hall Durham DH1 3SS (12 May and 21 May respectively). It was **agreed** to note this application.

b. To consider making representations

DM/20/00930/FPA | Single storey rear extension to existing C4 property | 3 Juniper Way Durham DH1 4GZ (14 May). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

DM/20/00943/FPA | Erection of 2 no. dormer windows to rear | 36 Wearside Drive Durham DH1 1LE (14 May). It was **agreed** to note this application subject to 36 Wearside Drive remaining a 4-bedroom property and remaining use class C3.

DM/20/00944/FPA | Dormer window to front and side roof slopes | 1 Viewforth Villas Crossgate Moor Durham DH1 4AF (30 April). It was **agreed** to note this application.

DM/20/00996/FPA | Change of use from existing 6 bed small HMO (use class C4) to 7 bed large HMO (use class sui-generis) including erection of single-storey extension to rear, new window to gable elevation and rooflights to accommodate a loft conversion. | 35 Hawthorn Terrace Durham DH1 4EL (14 May). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

DM/20/01008/FPA | Erection of community centre building with associated bin store and cycle parking | Lowes Barn Recreation Ground Off Park House Road Durham DH1 3QF. It was **agreed** to support this application. The Clerk **agreed** to draft the response to this application.

DM/20/01018/FPA | Change of use from C3 Residential Property to C4 Student HMO for 5 Students | 1 Wearside Drive Durham DH1 1LE (21 May). It was **agreed** to object to this application. Cllr R Cornwell **agreed** to draft the response to this application.

9. Dates of future meetings

Friday 15 May 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 29 May 2020 - 14.00 to 16.00 hrs – via Zoom.

There being no further business, the Chair thanked Members for their attendance and closed the meeting.

Signed

Chair of the City of Durham Parish Council Planning Committee

ITEM 5b: POSSIBLE UPGRADE OF THE A167: LATEST INFORMATION

Councillors are reminded that a report relating to improvements to the A167 was considered at the last Parish Council Planning Committee meeting.

This report included a feasibility study of various options for improvements to the A167 carried out by AECOM on behalf of the County Council.

At the meeting, it was agreed that the Committee should await a report from DCC on what their intentions for the A167 are going to be and then make a formal decision on what the official Parish Council position is and whether there is a need to hire professional consultants.

County Councillors Liz Brown and Elizabeth Scott have recently been involved in a virtual meeting with the relevant County Council officer responsible for the A167 improvements. Cllr Liz Brown has provided the following report for further consideration:

"Elizabeth and I met with Dave last Thursday. It would appear in the absence of any other ideas and with the relief road being off the agenda Highways have been seriously considering implementing this report. This is despite the comment in the summing up of p23 "The traffic modelling results do not demonstrate an overall improvement to current or future traffic issues" Highways are considering putting traffic lights on the Sniperley roundabout which would help with pedestrian and cycle routes. This is being considered despite p21 of the AECOM report ruling this out "due to the complexities of the junction and competing traffic flows" Highways feel that the benefits outweigh the risks to traffic flows and we agree. We also think that more attention needs to be given to traffic flows on Southfields Way. We would hope to see public transport prioritised above cars and possibly an Integrated Transport System with P&R sites being used as hubs. We also publicised the AECOM report to residents along the A167 which anecdotally has resulted in letters of complaint and suggestions to Highways. We have also asked that the good things in this report be kept i.e. 30mph limit and Toll House Road junction improvements. To conclude we have asked that Dave goes away and writes a report which prioritises pedestrians and cyclists rather than drivers. We were also delighted to see that we were ahead of the game given that Grant Shapps announced money was available for improvements to the cycling and walking infrastructure of the country last week. I shall report back when we hear from him".

This report is intended for information purposes only at this stage and the Parish Council is recommended to await further information as and when it becomes available from the County Council.

ITEM 6: TREATMENT OF NEWLY BUILT PROPERTIES

Councillors are reminded of the recent correspondence regarding the determination of application planning application DM/19/03806/FPA for 7 Weardale Drive (now granted).

The officer's delegated report for this application raised wider matters of policy application and development management which the Parish Council highlighted to the County Council's Planning Department.

The application was granted largely because the percentage of properties benefiting from a class N exemption from Council Tax was below the 10% threshold contained in the Interim Policy of Student Accommodation. This percentage is calculated by looking at all the residential properties within a 100 metre radius of the application, and dividing the number with a Class N Exemption by the total number of properties. The Parish Council's argument that HMOs not occupied by students should also be counted was not accepted. However that is not the point at issue in this paper. The issue is how the total number of properties is calculated.

In response to our submission, the County Council Planning Department replied:

"The council does seek to give consideration to commitments and the consented use of a scheme. For instance, if there are existing unimplemented permissions for Houses in Multiple Occupation within 100 metres of the application site, then these should be considered as part of an application for a change of use to an HMO. The view has been that it is reasonable to assume a development or change of use will come forward in line with its consent. Similarly, if a scheme has permission to come forward as a class C3 dwelling house residential use, then it also reasonable to assume it will come forward on this basis. Internal procedures for ensuring that unimplemented permissions for both HMO and Non HMO C3 uses are taken into consideration are currently being finalised".

As the procedures are being finalised, it is suggested that the Parish Council should offer its perspective. Two recent planning applications illustrate the issues:

DM/20/01018/FPA: The Charles Church development at The Sands, now called Edmunds Vale, lies within 100 metres of this application for 1 Wearside Drive. There are 35 dwellings here, of which 22 are still listed as being for sale. When added to the 35 long-standing dwellings also within 100 metres of 1 Wearside Drive, the percentage of student exemptions falls below 10% even taking into account two recent permissions not yet implemented.

DM/20/00911/FPA: Somewhat surprisingly the percentage of student exemptions within 100 metres of this conversion of the upper storeys of 9/9a Silver Street was only 75%. The reason appears to be that the studio flats above the old Post Office, almost opposite, have not yet been occupied. They are advertised as student lets. The consequence is that we could argue that the exemption where almost all properties on the area are occupied by students does not apply.

It should be remembered that the calculation is of the percentage of properties where a Class N exemption applies. Some of these could well be in use class C3, if they are flats occupied by one or two students sharing. Indeed this point was made by the officer in the report on 7 Wearside Drive. There have been a number of cases recently where developers, refused permission for an HMO or a group of HMOs, have brought forward plans for the same site comprising studio flats with essentially the same number of bedrooms as the unsuccessful application. These include a number of permissions granted well over a year ago, for example Holly Street and 24 The Avenue.

A possible solution would be to exclude from any calculation those properties which are not yet liable for Council Tax. This would therefore exclude properties where it could not be inferred whether the first occupants would be students or not.

**DECISIONS
REQUIRED**

- 1) For Members to agree the formal Parish Council position on the procedures, which in our view, must be applied when considering these applications.
- 2) For Members to agree to make representations to the County Council setting out the arguments in favour of this position, with a view to influencing the procedures now being finalised.

ITEM 7: ATTIC CONVERSIONS IN STUDENT HMOs

The standard text produced by the County Council's Environmental Health Department in relation to proposals to convert to HMOs or to extend an existing HMO includes the following requirement:

"All habitable rooms, kitchens, bathrooms and water closet compartments shall have a minimum floor to ceiling height of 2.14 m (7'0"), **except in the case of existing attic rooms**, which shall have a minimum height of 2.14 m over an area of the floor equal to not less than half of the area of the room, measured on a plane 1.5 m (5'0") above the floor".

This example is taken from application DM/20/00996/FPA for 35 Hawthorn Terrace, which included putting in a new staircase to the attic, where there are proposed to be two new bedrooms and a shower room/toilet. It seemed to us that the words highlighted above are applicable to houses where an attic room existed prior to the coming in of the new regulations in October 2018, and save the landlord from having to carry out work, or stop letting them, in order to comply with the regulations. Consequently we made this point in our objection to the proposals. We have made the same point in connection with at least one other recent application.

Councillor Liz Brown raised the interpretation of this wording with the County Council's solicitor who deals with planning matters. His reply was as follows:

"There aren't any minimum space standards for room sizes of HMOs in the Development Plan or National Planning Guidance. Consequently, in order to assess residential amenity impacts of HMO proposals in terms of whether they provide adequate living accommodation for future occupiers, the Planners look at the DCLG Technical Housing Standards document for guidance but ultimately, exercise their own judgment on the issue, as that document is not part of the statutory Development Plan. Equally, the standards which Environmental Health Officers refer to are intended for HMO licensing, not planning, therefore whilst regard can be had to them, they cannot be given the same weight as if they were part of the Development Plan".

"As I understand it, the space standards which Environmental Health apply for licensing purposes, referred to in Kathryn Blenkinsop's consultation response as a minimum floor to ceiling height of 2.14m over half of the attic floor space (excluding any floor space where the height is less than 1.5m), apply to both existing and new attic rooms. Accordingly, for this application, it makes no difference whether the attic rooms are regarded as new or existing – the same space standard applies. However, given that the attic rooms are proposed as part of the planning application, it would appear that they are not existing, but new rooms to be created".

Having read the second paragraph of the solicitor's reply, the question arises of what is the point of the highlighted words if these standards "apply to both existing and new attic rooms".

While accepting that there are no room sizes in the current Development Plan or the NPPF, we have seen Environmental Health object to planning applications where the room sizes or the provision of facilities fall short of their standards, and applications have been refused on these grounds, using more general policies.

This situation is plainly unsatisfactory, and a number of options would appear to be available to try to resolve it:

- **Option 1** - As these are environmental health and not planning requirements, determine the views of the Environmental Health department as to their applicability;

- **Option 2** - Determine whether these are local or national standards, and if the latter seek the opinion of the appropriate Government department as to their applicability;
- **Option 3** – Seek either a solicitor’s or a planning consultant’s opinion on how this might be progressed.

DECISIONS REQUIRED	<ol style="list-style-type: none">1) For Members to agree which, if any, of the above options as set out in the above report to take in order to address this situation.2) For Members to consider any further action the Committee may wish to take in order to address this issue.
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ITEM 8: PUBLIC ACCESS TO PLANNING DECISIONS

The Campaign to Protect Rural England is campaigning on this issue. CPRE says:

"In these exceptional times, new planning legislation has been introduced by the government to allow emergency infrastructure, such as hospitals, to be built. The coronavirus pandemic has called for unusual measures. But the changes are also leading to a worrying loss of public access to planning decisions. We're beginning to see local voices side-lined and undemocratic bypassing of public access to the planning process – risking long-term loss of oversight and poor decision-making. This mustn't be allowed to happen. Can you urge your MP to back a democratic planning system?"

It is understood that Durham County Council is hoping to restart some meetings via video conferencing, but online information about this is proving elusive. Newcastle City Council is holding some virtual meetings and live-streaming them via YouTube. And of course the Parish Council Planning meeting has already held two virtual meetings, streaming via Zoom.

What would be of concern is if the County Council moved to change its scheme of delegation to take decision making away from Councillors. There is no evidence to date that this is on the cards. Consequently an appropriate response would be to encourage the County Council to hold virtual meetings in order to ensure proper democratic oversight of planning decisions.

To write to Mary Foy MP on the lines suggested might be construed as suggesting that Durham County Council is planning to make these changes when there is no evidence that this is the case. An appropriate response would therefore be to copy any letter sent to the County Council on to Mary Foy, and also to the CPRE.

DECISIONS REQUIRED	<ol style="list-style-type: none">1) For Members to agree to make representations to the County Council urging them to hold committee meetings virtually, allowing public participation as at present.2) To copy the correspondence to Mary Foy MP and CPRE.
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ITEM 10: PRE-SUBMISSION CONSULTATION ON PROPOSED UPGRADE TO MOBILE PHONE BASE INSTALLATION

The Parish Council has received correspondence on behalf of Cornerstone and Telefónica Ltd seeking the Parish Council's views on a proposed upgrade to the mobile phone base installation at the long stay car park at the railway station.

As part of Telefónica's continued network improvement program, there is a specific requirement for an upgrade to the radio base station at this location in order to provide improved technical provisions (LTE), greater capacity and coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices won't work

It is proposed to upgrade the existing installation at:

- CTIL108809 TEF 073787 Durham Station, Long Stay Car Park, Off Framwellgate Road, Durham, DH1 5SX NGR: E:427022 N: 543056
- It is proposed to replace and relocate the existing 22.5m pole including shrouded antennas with a 22.5m pole including shrouded antennas, install 2no. equipment cabinets and ancillary works including a meter cabinet.

In their correspondence, the company has advised that DCC's mast register and their own records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

The company has also advised that all Telefónica installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

Further details of the plans and the site plan are included as an attachment to the Agenda.

The Parish Council has been given 14 days prior to the date of submission of this application to give initial comments.

DECISION REQUIRED	For Members to consider making a response to this pre-submission consultation.
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