

City of Durham Parish Council

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6 July 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/81160117854>

Meeting ID: 811 6011 7854

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 10 July 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 26 June 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/20/01447/AD** | To paint The Angel lettering onto front elevation and to re-paint lettering on existing hanging sign Existing hanging sign re-written with "The Angel" | The Angel Inn 53 Crossgate Durham DH1 4PR
 - DM/20/01487/FPA** | Erection of first floor extension above existing single storey extension to rear of existing small HMO (use class C4). | 7 Neville Street Durham DH1 4EY
 - b. To approve the decision to make no representation on the following:**
 - DM/20/01423/FPA** | The development consists of a two storey extension and a change of use from a 2 storey family house to 2 Flats. | 34 The Hallgarth Durham DH1 3BJ
- 6. Closure of New Elvet Bridge:**

- a. Consideration of the Traffic Regulation Order consequent on the closure (see attached)
- b. Verbal report on further discussions with Durham County Council over mitigation measures, and to consider possible further actions.

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

a. To note:

DM/20/01102/TPO | Pruning six trees | University Health Centre Parsons Field Old Elvet Durham DH1 3JX (16 July)

DM/20/01477/FPA | Removal of the external entrance steps, lowering of the entrance area floor level and lowering of external ATM to create inclusive access. | 19 Market Place Durham DH1 3NL (23 July)

DM/20/01495/FPA | Single storey extension to side and rear creating a wrap-around, insertion of rooflights within existing rear extension and demolition of detached garage | 34 Fieldhouse Lane Durham DH1 4LT (20 July)

DM/20/01558/FPA | Replacement of existing sewage treatment plant with new sewage treatment plant. | Sewage Treatment Plant North Of Burn Hall Durham DH1 3SS (23 July)

DM/20/01559/FPA | Two storey and single storey extension to rear, insertion of first floor windows to gable and internal alterations. | Kenilworth Newcastle Road Crossgate Moor Durham DH1 4HZ (21 July)

DM/20/01568/LB | The like for like replacement of sash windows to rear and to change glazing to skin acoustic glass double glazed units (retrospective) | 199 Gilesgate Durham DH1 1QN (23 July)

DM/20/01725/LB | Single storey extension to existing rear lean-to extension, to provide WC facilities, and formation of canopy roof over existing rear entrance | 50 Crossgate Durham DH1 4PS (30 July)

b. To consider making representations

DM/20/01532/FPA | Change of use from Bed and Breakfast to dwelling for use as a holiday let. | Boutique Bed And Breakfast Woodland Barn Darlington Road Durham DH1 3ST (23 July)

DM/20/01571/FPA | Erection of a single storey extension at rear, internal alterations and enlargement of window also to rear of an existing HMO (use class C4). | 60 Whinney Hill Durham DH1 3BD (23 July)

DM/20/01655/FPA | Change of use from two-bedroom apartment (Use Class C3) to small House in Multiple Occupation (Use Class C4) | 28 Clements Wharf Back Silver Street Durham DH1 3RP (30 July)

DM/20/01718/FPA | Temporary change of use of part circulation/amenity space to allow outdoor seating areas (until 30th September 2021) | The Riverwalk Millburngate Durham DH1 4SL (27 July)

c. To consider making a further representation on the following appeal:

DM/19/03949/FPA | Change of use from HMO (Use Class C4) to large HMO (sui generis) with two storey rear extension, rooflights and associated external alterations | 55 Hawthorn Terrace Durham DH1 4EQ (30 July)

8. Main Modifications to the County Durham Plan:

To consider responses to the following main modifications – schedule attached.

MM	Policy etc affected	Person drafting response
24	Policy 3, criterion c	Cllr R Cornwell
50	Policy 5, criteria k, l	Cllr J Ashby
96	Policy 16.3, criterion h	Cllr R Cornwell
98	Policy 16, para 5.153	Parish Clerk
109	Policy 23	Cllr R Cornwell
110	Policy 23, paras 5.224 to 5.246	Cllr V Ashfield
111	Policy 23 monitoring	Cllr J Ashby
124	Policy 28, para 5.287	Parish Clerk
127	Policy 30	Cllr R Cornwell
134	Policy 30, para 320 and new footnote	Cllr R Cornwell
136	Policy 31	Cllr R Cornwell
149	Policy 46, para 5.483	Cllr R Cornwell
173	Appendix A	Cllr R Cornwell

9. Neighbourhood Plan

To approve the responses on the Draft Report, as sent to the Examiner.

10. Dates of future meetings

Friday 24 July 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 7 August 2020 - 14.00 to 16.00 hrs – via Zoom.

And, pursuant to the provisions of the above-named Acts, 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 26th June 2020.

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

Also present: Parish Clerk Adam Shanley and Mr John Lowe (member of the public)

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members.

Cllr L Brown declared an interest in applications DM/20/01271/FPA and DM/20/01423/FPA.

Cllr R Cornwell declared an interest in item 6 on the Agenda.

3. To receive and approve as a correct record the minutes of the meeting on 12 June 2020.

The minutes of the meeting held on 12th June 2020 were unanimously agreed as a true and accurate record of proceedings.

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

Mr John Lowe advised that he was attending to hear discussions on items 8 and 9 of the Agenda.

5. Matters arising:

a. To approve responses on the following planning applications:

DM/20/01237/FPA | Change of use from dwellinghouse (Use Class C3) to small house in multiple occupation (Use Class C4) with associated external alterations | 9 Station Lane Gillesgate Durham DH1 1LJ. The Committee **approved** the response to this application.

DM/20/01280/FPA and **DM/20/01286/LB** | Change of use, alteration and extension to existing Manor House to form Registry Office, County Records and Archive Services, and DLI Collection. | Mount Oswald Golf Club South Road Durham DH1 3TQ. The Committee **approved** the responses to these applications.

DM/20/01337/FPA | Change of use from dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) | 11 Ellis Leazes Durham DH1 1JJ. The Committee **approved** the response to this application.

b. To approve representations on the following planning appeals:

DM/19/03459/FPA | Demolition of existing rear extension and erection of part single-storey/part two-storey extension at rear and installation of dormer windows in roofspace also to rear to an existing small HMO (use class C4). | 17 Providence Row Durham DH1 1RS. The Committee **approved** the response to this appeal.

DM/19/03408/FPA | Change of use from single dwelling house C3 with 2 bedrooms to HMO C4 with 4 bedrooms | 29 Lawson Terrace Durham DH1 4EW. The Committee **approved** the response to this appeal.

DM/19/03227/FPA | Two storey rear extension to existing C4 property | 3 Juniper Way Durham DH1 4GZ. The Committee **approved** the response to this appeal.

DM/20/00235/FPA | Change of Use from existing 6 bed small HMO (use class C4) to 8 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. The Committee **approved** the response to this appeal.

6. Closure of New Elvet Bridge

The Clerk advised that the agreed letter to the Chief Executive of Durham County Council had been submitted and a response has been received from another officer of the County Council. The Committee considered a set of proposal drafted from the Chair ahead of the meeting and it was agreed that the following proposals should be put to the County Council for consideration as alternative mitigation measures:

- Introducing a temporary weight limit to allow cars and the Park & Ride buses to use the bridge safely until businesses have had the opportunity to recover.
- Requesting that the restrictions on Quarryheads Lane, and on right turns, to be 24/7 to only be in place at peak hours.
- Requesting consideration of yellow boxes, so that people turning right into Hawthorn Terrace / Allergate / The Avenue (and indeed John Street) would not have that turn blocked by traffic heading downhill.
- Adding Farnley Mount and The Avenue to the gritting schedule, given that they are very steep hills that are untreated and are subject to accidents in bad weather.
- Highlighting that works are due to commence at 24 the Avenue and Holly Street in the next few months and asking if builders, up to and including cement deliveries, will use this route
- Highlighting that a lot of people heading for The Avenue / Hawthorn Terrace will use an alternative route of Allergate => Crossgate => Right at lights => left turn into the street; something which will not be popular with the residents of Crossgate.

7. Proposal to seek a meeting with DCC regarding the proposed Selective

Licensing Scheme for County Durham – it was **agreed** that the Selective Licensing Working Group should meet in the coming weeks ahead of requesting a meeting with DCC officers and the relevant Cabinet Member to further progress the proposal of an alternative scheme for Durham City.

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

a. To note:

DM/20/01260/FPA | Replacement windows | 113 - 114 Gilesgate Durham DH1 1QG (8 July). It was **agreed** to note this application.

DM/20/01271/FPA | Convert loft to habitable room incorporating dormer window to rear and 3no.velux windows to front | 13 St Johns Road Nevilles Cross Durham DH1 4NU (9 July). It was **agreed** to object to this application. Cllr J Elmer **agreed** to draft the response to this application.

DM/20/01315/FPA | Replacement of single glazed timber windows with double glazed aluminium units. | Durham Sixth Form Centre The Sands Durham

DH1 1SG (2 July). It was **agreed** to note this application.

DM/20/01361/LB | To re-decorate and replace windows within the front elevation | The Angel Inn 53 Crossgate Durham DH1 4PR (9 July). It was **agreed** to note this application.

DM/20/01447/AD | To paint The Angel lettering onto front elevation and to re-paint lettering on existing hanging sign Existing hanging sign re-written with "The Angel" | The Angel Inn 53 Crossgate Durham DH1 4PR (7 July). It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

DM/20/01433/TPO | Crown reduce/reshape by 3m and crown thin by 10% to 1 no. Whitebeam (T1) and remove broken branch to 1 no. Lime (T2) | 17 Faraday Court Nevilles Cross Durham DH1 4FG (2 July). It was **agreed** to note this application.

DM/20/01460/FPA | Change of use of part of basement area to a tattoo parlour (*sui generis* use). | 24 Silver Street Durham DH1 3RD (1 July). It was **agreed** to note this application.

DM/20/01481/LB | Replacement of ground and first floor bay windows at front of property | 25 Crossgate Durham DH1 4PS (9 July). It was **agreed** to note this application.

b. To consider making representations

DM/20/01405/FPA | New build purpose-made Music recording and practising facility | Halls Of Residence Collingwood College South Road Durham DH1 3LT (2 July or later). It was **agreed** to note this application.

DM/20/01423/FPA | The development consists of a two storey extension and a change of use from a 2 storey family house to 2 Flats. | 34 The Hallgarth Durham DH1 3BJ (9 July). It was **agreed** to object to this application. Cllr R Cornwell **agreed** to draft the response to this application.

DM/20/01478/LB | Removal of external steps, lowering of entrance floor area, formation of new internal ramp and steps and lowering of external ATM to create inclusive access. | 19 Market Place Durham DH1 3NL (10 July). It was **agreed** to note this application.

DM/20/01487/FPA | Erection of first floor extension above existing single storey extension to rear of existing small HMO (use class C4). | 7 Neville Street Durham DH1 4EY (9 July). It was **agreed** to object to this application. Cllr V Ashfield **agreed** to draft the response to this application.

9. Main Modifications to the County Durham Plan:

- a. The Committee **agreed** to submit all the responses agreed at the meeting on 12 June. It was also **agreed** that all responses should be submitted both electronically and in hard copy. The Clerk advised that he would look into whether online submissions impacted on the formatting of the document.
- b. Cllr J Ashby **agreed** to draft the responses to Main Modifications 50 and 111. The Committee **agreed** to have all responses drafted in time for the forthcoming Parish Council Planning Committee on 10th July 2020.

10. Traffic Regulation Orders

a. To approve the response to the consultation for Durham City North East, Parking and Waiting Restrictions Amendment Order No1 2020 – it was **agreed** to note this TRO.

b. To consider consultation for on Street Parking Places - Tarrifs and Permits Order 2014 Amendment No 1 Order 2020 – it was **agreed** to note this TRO.

11. Dates of future meetings

Friday 10 July 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 24 July 2020 - 14.00 to 16.00 hrs – via Zoom.

There being no further business, the Chair thanked Members of the Committee and members of the public for their input and attendance and closed the meeting.

Signed,

Chair of the City of Durham Parish Council Planning Committee