

City of Durham Parish Council

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14 September 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/88279150608>

Meeting ID: 882 7915 0608

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 18 September 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 4 September 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/20/01983/FPA | 2no. additional dwellings located within Phase 2A | Mount Oswald (Phase 2A) South Road Durham DH1 3TQ

DM/20/02258/FPA and **DM/20/02259/LB** | Change of use from hotel to student accommodation comprising of 8 one bed studio apartments and 7 bedrooms with access to communal facilities | 34 Old Elvet Durham DH1 3HN

DM/20/02277/FPA | Change of use of the first floor from (A2) offices to form 2no. 1 bed self contained studio student accommodation (C3), 2no. 6 bed student HMO (C3) and 1no. 7 bed large student HMO (Sui-Generis) with bin store and cycle store extension. | The Crossgate Centre Alexandria Crescent Durham DH1 4HF

DM/20/02394/FPA | Change of use from two bed dwelling (C3) to five bed roomed HMO (C4) including single and two storey rear extensions | 19 Mistletoe Street Durham DH1 4EP

b. To consider the following application, approved at the Area Planning Committee on 8 September 2020:

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

c. To approve the letter sent on our behalf to the County Council regarding the Common Land at The Sands. (See attachment)

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

a. To note:

DM/20/02390/AD | 2no. fascia signs internally illuminated lettering via white LED with aluminium black light box | 85 North Road Durham DH1 4SP (22 September)

DM/20/02545/TPO | Remove curved branch to 1no. sycamore (T1), remove branch to 1no. Willow (T2), reduce height by 2m and reshape to 1no. Plum, prune 2no. Ash, fell 1no. Cypress and prune to crown lift to 1no. Sycamore | 7 Potters Close Nevilles Cross Durham DH1 3UB (2 October)

DM/20/02549/FPA | Demolition of 9 redundant garages | Bakehouse Lane Durham City Durham DH1 1JS (8 October)

DM/20/02565/FPA | Install 1 no. roof light to rear roof slope | 27 Albert Street Durham DH1 4RL (5 October)

DM/20/02568/TPO | Remove up to 12 branches to 1no. Sycamore (T1), remove up to 8 branches to 1 no. Beech (T2) and remove up to 4 branches to 1no. Sycamore (T3) | 2 Almoners Barn Durham DH1 3TZ (30 September)

DM/20/02584/HPN | Prior notification for the erection of a single storey extension projecting from the rear of the original dwellinghouse by 3,600mm, with an eaves height of 2,500mm and maximum overall height of 3,600mm | 60 Old Dryburn Way Durham DH1 5SE (30 September)

b. To consider making representations

DM/20/02278/FPA | Proposal for a single storey rear extension, rear double dormer and various alterations to a recently established HMO use class C4. | 8 High Wood View Durham DH1 3DT (1 October)

DM/20/02458/FPA | Installing 2 No velux windows to the front roof slope
Installing 2 No velux windows to the rear roof slope | 29 Lawson Terrace Durham DH1 4EW (1 October)

DM/20/02524/FPA | Construction of 1.8m wide access path. | Low Burnhall Woodland Darlington Road Durham DH1 3ST (29 September)

DM/20/02526/FPA | Formalisation and extension of the existing car park, to include re-surfacing, new boundary treatment, drainage works such as culverts, gullies and soakaway to carry surface water off the car park. | Car Park Low Burnhall Woodland Darlington Road Durham DH1 3ST (2 October)

DM/20/02585/AD | Individual internally illuminated built-up letters on existing fascia, non-illuminated Heritage Projecting Sign and printed, frosted M-Pattern window vinyl and printed ATM vinyl surround. | 76 Saddler Street Durham DH1 3NP (8 October)

7. Neighbourhood Plan

a. Correspondence with County Council regarding weight to be given to the Plan.

b. Progress report on preparing the version for referendum

8. S106 money allocated for affordable housing and other uses. How can this be released?

9. Traffic Regulation Orders

Parking restriction amendments for Elvet Crescent – report included.

10. Dates of future meetings

Friday 2 October 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 16 October 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 4th September 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: Professor Timothy Clark and Mr John Pacey (members of the public).

1. Welcome and apologies

Apologies were received from Parish Clerk Adam Shanley.

2. To receive any declarations of interest from members.

Councillor Liz Brown declared an interest in application DM/20/02409/FPA at 36 Douglas Gardens, Elvet Moor, Durham DH1 3PU as she knew the applicants, and took no part in the discussion.

3. To receive and approve as a correct record the minutes of the meeting on 21 August 2020.

The Minutes of the meeting held on 21st August 2020 were unanimously agreed as a true and accurate record of proceedings.

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

Professor Clark said he was present to listen to the discussions.

Mr Pacey also present to listen to discussions, and might wish to speak on items 5(b) re application DM/20/01107/FPA, and items 7 and 8.

5. Matters arising:

a. To approve responses on the following planning applications:

DM/20/00102/FPA: Change of use from retail to C4 HMO with 4 bedroom units, 44 Saddler Street, Durham DH1 3NU. This response was **approved**.

DM/20/02136/TPO | Various works to trees as specified including crown lifting, pruning, removal of deadwood and removal of dead specimen | Mount Oswald South Road Durham DH1 3TQ This response was **approved**.

b. To consider the following applications being recommended for approval at the Area Planning Committee on 8 September 2020:

DM/20/00165/FPA: Durham School, Quarryheads Lane, Durham, DH1 4SZ | Proposed retention of 2 no. timber dugouts (shelters) erected to the north west of the existing artificial turf pitch.

Cllr Brown advised the Committee that 30 minutes before the start of the meeting she had received an email from the Area Team Leader to advise

that this item had been listed in error as it had not been called to Committee, and therefore it was being withdrawn for delegated decision.

Cllr Brown had advised Cllr Cornwell of this development, who reported that he had emailed the Area Team Leader to say that there were a number of issues in the withdrawn Committee report that would have been challenged, and asking that the application not be determined until these reservations had been submitted to the County.

Cllr Cornwell will draft a response for agreement over the weekend and submission on Monday. This will clarify the weight to be given to the Neighbourhood Plan and the specific policies of the Plan that are relevant to this application.

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

The Committee agreed that Cllr Holland will speak on behalf of the Parish Council.

Mr Pacey advised the Committee that at 1pm that day he had received a letter advising of his right to address the Area Committee providing he claimed this by 12 noon, i.e. an hour before the letter was received.

c. To approve the letter sent on our behalf to the County Council regarding the Common Land at The Sands.

The letter had been delayed due to extended discussions with the Freemen and the Clerk's annual leave. Cllrs Cornwell and Ashby described the intended content of the letter, objecting to the continued occupation of the Common Land, and reported that the formal letter should be sent the following week.

d. To approve supplementary submissions on planning applications consequent on the Decision Notice regarding the Neighbourhood Plan (see attached schedule).

The supplementary submissions were all approved, as were the decisions that some applications did not need a further submission. The outstanding submissions were reviewed and it was agreed that submissions, or an explanation that no submission was needed, would be drafted by the listed author for endorsement at the next meeting.

e. Response to LNER about new car park at Durham Station.

Councillors were disappointed at the colour of the paint used on the fence, and agreed to ask that when it came to be repainted the same colour as the platform fencing should be used. Cllr Ashby will draft the response.

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

a. To note:

DM/20/02309/FPA | Erection of two storey and single storey extensions to front and rear, erection of detached garage and alterations to existing fenestration and external surface materials. | The Stables Whitesmocks Durham DH1 4LL (10 September). This application was noted.

DM/20/02312/AD | 15 no. non-illuminated wayfinding/finger post signs | Land South Of The New Inn Junction Along South Road To Mount Oswald And Hollingside Lane To Upper Mountjoy, Durham (Presumably 18 September). This application was noted.

DM/20/02352/FPA and **DM/20/02353/LB** | Erection of single-storey extension at rear of dwelling to replace existing conservatory. | 49 South Street Durham DH1 4QP (24 September). This application was noted.

DM/20/02355/FPA | Demolition of existing garage, utility room and W.C, and removal of rear chimney. Erection of new single storey side extension to form new garage, wet room and utility room. | 30 Springwell Road Durham DH1 4LR (14 September). This application was noted.

DM/20/02359/VOC | Variation of condition no.4 (underground storage to excavating the required volume by excavating grassed area) in relation to previous planning application DM/20/01094/FPA | Arts Block Durham Sixth Form Centre The Sands Durham DH1 1SG (24 September). This application was noted.

DM/20/02360/VOC | Variation of condition no.4 (underground storage to excavating the required volume by excavating grassed area) in relation to previous planning application DM/20/01100/FPA | Durham Sixth Form Centre The Sands Durham DH1 1SG (24 September). This application was noted.

DM/20/02409/FPA | Erection of single storey extension to front and first floor extension to rear. | 36 Douglas Gardens Elvet Moor Durham DH1 3PU (18 September). This application was noted. Cllr Brown took no part in the discussion.

b. To consider making representations

DM/20/01983/FPA | 2no. additional dwellings located within Phase 2A | Mount Oswald (Phase 2A) South Road Durham DH1 3TQ (16 September)

Councillors felt this proposal was too near to Mill Lane and could involve further loss of trees and hedges. Cllr Brown would draft an objection with input from Cllr Elmer. Cllr Cornwell would check if there were recent aerial photographs that might inform the response.

Councillors were also concerned that the locations of houses on the Mount Oswald site might not be as in the planning permission. This would be a matter for discussion at a future meeting once facts had been established.

DM/20/02258/FPA and **DM/20/02259/LB** | Change of use from hotel to student accommodation comprising of 8 one bed studio apartments and 7 bedrooms with access to communal facilities | 34 Old Elvet Durham DH1 3HN (10 September)

Councillors agreed to object as this would be more student accommodation in an area with more than 10% of student property, contrary to the Interim Policy on Student Accommodation and Policy 16.3 of the emerging County Durham Plan. Cllr Ashfield agreed to draft the response.

The interior is understood to have had wooden panelling and it was agreed that if this remained or could be located it should be reinstated if the development is approved.

DM/20/02277/FPA | Change of use of the first floor from (A2) offices to form 2no. 1 bed self contained studio student accommodation (C3), 2no. 6 bed student HMO (C3) and 1no. 7 bed large student HMO (Sui-Generis) with bin store and cycle store extension. | The Crossgate Centre Alexandria Crescent Durham DH1 4HF (24 September)

Councillors considered that the Planning Heritage and Design and Access Statement contained inaccuracies and misrepresentations as to planning policies, and agreed to object as this proposal would breach the 10% threshold in the Interim Policy on Student Accommodation. Cllr Ashby to draft the objection, and to call this to Committee should the recommendation be to approve.

DM/20/02394/FPA | Change of use from two bed dwelling (C3) to five bedroomed HMO (C4) including single and two storey rear extensions | 19 Mistletoe Street Durham DH1 4EP (24 September)

Councillors agreed to object as this would breach the 10% threshold in the Interim Policy on Student Accommodation. Cllr Brown would draft the objection. Should the HMO percentage be less than 90% it was agreed to call this to Committee should the recommendation be to approve.

7. Neighbourhood Plan

Progress report: Ms Childs has circulated the text, as amended by the Examiners recommended modifications, for proof reading by theme authors. A discussion ensued as to how much the supporting text should be amended to take account of changed circumstances. It was AGREED to insert text that clarifies the time of writing and that comprehensive updating could await aligning the Plan with the final County Durham Plan.

Weight to be given to the Plan: Councillors considered that the conclusions being given as to the weight to be given to the Plan in Committee and Delegated Reports did not accord with the fact that the wording of the Policies was now settled, with no unresolved objections. Cllr Ashby will draft a letter for the Clerk to send to the County Council.

Cllr L Brown proposed the suspension of Standing Orders to allow for the meeting to run over two hours and conclude all business on the Agenda. This was unanimously **agreed** by Members.

8. Planning for the Future

Councillors considered the attached framework and made detailed comments while supporting its principles. Cllr Ashby will prepare a draft for consideration by all members of the Planning Committee.

9. Dates of future meetings

Friday 18 September 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 16 October 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

ITEM 9: TRAFFIC REGULATION ORDERS – PARKING RESTRICTIONS ON ELVET CRESCENT

The County Council is currently consulting on proposals for parking restriction amendments in Durham South East on Elvet Crescent.

It is proposed that the existing loading only area is removed to be replaced by the introduction of Permit Holders Only 'C', Mon-sat, 8am-6pm at the location indicated in the map below. It is hoped that this will create further parking opportunities as well as aid business in the area outside of the restriction times.

Businesses of the area will still be able to load and unload on the current existing No Waiting At Any Time parking restrictions.

Any comments on these proposals need to be made by 29th September 2020.

