

City of Durham Parish Council

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23 November 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/89242715962>

Meeting ID: 892 4271 5962

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 27 November 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 13 November 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. Bent House Lane development:** discussion with Lewis Stokes, Community Relations Manager with the Banks Group.
- 6. Matters arising:**
 - a. To approve responses on the following planning applications:**
 - DM/20/00341/AD** | Display of 1 no. advertisement board for the Three Tuns Student Accommodation development. | 10 New Elvet Durham DH1 3AQ
 - DM/20/02277/FPA** | Change of use of the first floor from (A2) offices to form 1no. 1 bed self-contained studio student accommodation (C3), 2no. 6 bed student HMO (C4) and 1no. 7 bed large student HMO (Sui-Generis) with bin store and cycle store extension. (revised description) | The Crossgate Centre Alexandria Crescent Durham DH1 4HF.
 - DM/20/02988/AD** | 7 illuminated fascia advertisements, 1 non illuminated fascia advertisement and 1 non illuminated hanging advertisement | Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL

DM/20/03134/LB | Refurbishment and Rebuilding of Rear Elevation Bay Window, External Staircase and Dividing Wall | Hall Of Residence St Cuthberts Society 9 South Bailey Durham DH1 3EE

DM/20/03214/FPA | Erection of part two-storey/part single-storey extension at side, single-storey extension to rear and internal alterations to existing dwelling (Use Class C4). | 51 Whinney Hill Durham DH1 3BD

b. Possible further representation following the adoption of the County Durham Plan

DM/20/02258/FPA | 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

c. Update on building control issues:

10 Red Hills Terrace Redhills Lane Crossgate Moor Durham DH1 4AX

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

a. To note:

DM/20/03244/TPO | Reduction by 2-3m in height of 1No Conifer Leyland Cypress and Thin Canopy by 20% of 1No Copper Beech | 3 Fieldhouse Lane Durham DH1 4LT (1 December)

DM/20/03271/HPN | Prior notification for the erection of a L shaped single storey extension projecting from the rear of the original dwellinghouse by 4.8m and 1.3m, with an eaves height of 2.30m and maximum overall height of 3.35m | 11 Sunningdale Durham DH1 3WB (4 December)

DM/20/03287/FPA | Alter and extend bungalow to include single storey extension to side, partial two storey rear, partial first floor extension, recladding, application of render, alteration to fenestration and repositioning the garage. | Site Of Former 5 Almoners Barn Durham DH1 3TZ (9 December)

DM/20/03344/FPA | Replacement of the original awning to Parkins shop front | 71 North Road Durham DH1 4SQ (17 December)

DM/20/03352/FPA | Dormer window to front, first floor extension and detached home office building to rear (Revised and Resubmitted) | 17 North Crescent Durham DH1 4NE (10 December)

b. To consider making representations

DM/20/02161/FPA | Erection of first floor extension and internal alterations to an existing mixed use C3/C4 building to provide additional C4 accommodation including the addition of 3no C4 apartments overall creating 5no self-contained C4 apartments for student accommodation | Magdalene Heights Gilesgate Durham DH1 1SY (17 December)

DM/20/02987/FPA | Installation of shopfront, awning and provision of external seating area with planter | Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL (10 December)

DM/20/03175/FPA | Alterations to existing C4 HMO including Demolition of existing rear extension and replacement with new single storey extension, new dormer windows, new windows and internal alterations with increase from 5 to 6 bedrooms. | 4 Allergate Terrace Durham DH1 4ES

DM/20/03217/PNC | Convert third floor from B1 use to C3 to provide an additional 8 x 1 bedroom studio apartments | Third Floor Bridge House North Road Durham DH1 4PW (11 December)

DM/20/03276/FPA | Change of use of youth centre to winter night shelter (Sui Generis) (temporary period of 4 months) | St Nicholas Church Youth Club The Sands Durham DH1 1LF (7 December)

DM/20/03309/AD | Display of one external digital screen, one fascia sign and vinyls applied externally across 9 windows. | Gala Theatre And Cinema 1 - 2 Millennium Place Durham DH1 1WA (11 December)

DM/20/03316/VOC and **DM/20/03317/VOC** | s.73/s.19 applications for the variation of condition no. 2 (Approved Plans) pursuant to approved planning permissions DM/17/03547/FPA / DM/17/03548/LB, to allow minor material alterations to the lower the ridge and eave height, and form of Block C, and new window within the side elevation of Block B. | Former Three Tuns New Elvet Durham DH1 3AQ (17 December)

- 8. Joint working on masterplans/design briefs for Sniperley Park and Sherburn Road** Updates from partners and Durham County Council
- 9. Planning training document**
- 10. Consideration of Planning Committee budget for Financial Year 2021-22**
- 11. North East Transport Plan:** public consultation. Decisions required:
Should the Parish Council respond? If so, arrangements for that response.
- 12. Dates of future meetings**
Friday 11 December 2020 - 14.00 to 16.00 hrs – via Zoom.
Friday 8 January 2021 - 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 13th November 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, Mr Peter Smith and Mr John Lowe (members of the public).

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members.

None received.

3. To receive and approve as a correct record the minutes of the meeting on 30 October 2020.

The minutes of the meeting held on 30th October 2020 were unanimously agreed as a true and accurate record of proceedings, subject to the reference of the "City of Durham Trust" being removed from the minute under item 13.

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

Mr Peter Smith advised that he was in attendance to provide an update on application **DM/20/02491/FPA**.

Mr John Lowe advised that he was in attendance to hear discussions on Items 5, 6 and 9 of the Agenda.

5. Matters arising:

a. To consider the following amended applications:

DM/20/02491/FPA | Change of use of part of ground floor and first and second floors to 9 studio apartments (use class C3) and one small house in multiple occupation (HMO) (use class C4). | 18 Silver Street Durham DH1 3RB. Mr Peter Smith advised that, having considered the Nationally Prescribed Space Standards, the decision had now been taken to amend the plans so that the room which was originally intended as a studio apartment would now form part of what would now hopefully become a six-bedroom HMO as opposed to a five-bedroom HMO. Mr Smith confirmed that there would be no increase in the number of students proposed to be residing within the dwelling. It was **agreed** to note this additional information and to maintain the Parish Council's qualified support for the scheme.

DM/20/02277/FPA | Change of use of the first floor from (A2) offices to form 1no. 1 bed self-contained studio student accommodation (C3), 2no. 6 bed student HMO (C4) and 1no. 7 bed large student HMO (Sui-Generis) with bin store and cycle store extension. (revised description) | The Crossgate Centre

Alexandria Crescent Durham DH1 4HF. It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the objection letter to this application.

DM/20/00341/AD | Display of 1 no. advertisement board for the Three Tuns Student Accommodation development. | 10 New Elvet Durham DH1 3AQ. It was **agreed** to object to this application. The Clerk **agreed** to draft the objection letter to this application.

b. To approve responses on the following planning applications:

DM/19/02504/FPA | Demolition of existing dwelling, and construction of 2no. detached new dwellings with associated access, parking and landscaping. (Revised plans and amended description) | Tower Cottage The Avenue Durham DH1 4EB. The Committee **approved** the response to this application.

DM/20/02826/FPA | Partial change of use from retail to restaurant and new shopfront | 21 The Riverwalk Millburngate Durham DH1 4SL. The Committee **approved** the response to this application.

DM/20/02954/FPA and **DM/20/02955/LB** | To retain existing external storage structure and clad in facing brickwork with new flat felt roof | Basement 41 - 42 Saddler Street Durham DH1 3NU. The Committee **approved** the response to these applications.

c. To note the outcome of the County Planning Committee of 4

November DM/20/01333/VOC: Variation of condition 20 of DM/18/00894/FPA to permit works between 7am-8pm Monday-Friday & 8am-6pm on Saturdays until 13/05/2021 (Amended Description), Millburngate House, Framwelgate Waterside, Durham DH1 5TL. The Committee noted that that the (reduced) additional hours of operation for construction on this site were approved at the County Planning Committee on 3rd November 2020, with a requirement for enhanced monitoring, in case of complaints of noise and/or disturbance from local residents living near to the site.

d. To note the outcome of the Area Planning Committee of 10 November

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. The Committee noted that this application was refused at the Area Planning Committee meeting of 10th November. The Chair noted that policies within the Durham City Neighbourhood Plan were also referenced in the reasons given for refusing this application.

e. Update on building control issues:

10 Red Hills Terrace Redhills Lane Crossgate Moor Durham DH1 4AX. The Clerk advised that he had submitted a letter to the Development Manager at DCC as agreed at the last Planning Committee meeting. The Committee agreed to await the response from the County Council on this issue.

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

a. To note:

DM/20/02886/LB | Investigative internal works to include; boreholes to basement slab; breaking out of screed in council chamber; localised lifting of existing floor finishes and opening up for refurbishment/demolition asbestos survey. | Durham Miners Association Miners Hall Flass Street Durham DH1 4BE. It was **agreed** to note this application.

DM/20/02988/AD | 7 illuminated fascia advertisements, 1 non illuminated fascia advertisement and 1 non illuminated hanging advertisement | Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL (16 November). It was **agreed** to write to the County Council to highlight concerns regarding the carbon implications of the use of outdoor patio heaters. Cllr J Elmer **agreed** to draft the letter to the County Council.

DM/20/03005/FPA | Renovation of Roof and Balustrade to Existing Accessible Bay Roof | 36 Albert Street Durham DH1 4RJ (26 November). It was **agreed** to note this application.

DM/20/03060/TPO | Fell 2no beech trees | Durham View Whitesmocks Durham DH1 4LL (13 November). It was **agreed** to note this application.

DM/20/03094/FPA | Single-Storey Rear Extension | 42 Fieldhouse Lane Durham DH1 4LT (19 November?). It was **agreed** to note this application.

DM/20/03179/FPA | Proposed single storey extension with balcony | 3 Chevallier Court Durham DH1 3RF (24 November). It was **agreed** to note this application.

b. To consider making representations

DM/20/02382/FPA | Demolition of existing garage and erection of part two-storey/part single-storey extension at side, single-storey extension to rear and loft conversion. | 3 Springwell Road Durham DH1 4LR (19 November). It was **agreed** to note this application.

DM/20/03134/LB | Refurbishment and Rebuilding of Rear Elevation Bay Window, External Staircase and Dividing Wall | Hall Of Residence St Cuthberts Society 9 South Bailey Durham DH1 3EE (3 December). It was **agreed** to note this application but to also highlight that the Neighbourhood Plan now carries significant weight in planning terms.

DM/20/03214/FPA | Erection of part two-storey/part single-storey extension at side, single-storey extension to rear and internal alterations to existing dwelling (Use Class C4). | 51 Whinney Hill Durham DH1 3BD (3 December). It was **agreed** to object to this application and also to call this in to the Central and East Area County Planning Committee. Cllr J Ashby **agreed** to draft the response to this application.

7. Joint working on masterplans/design briefs for Sniperley Park and Sherburn Road

Cllr J Ashby advised that the City of Durham Trust, the Parish Council and the Friends of Durham Greenbelt Group had now agreed a joint approach to Durham

County Council and to Banks in relation to the two sustainable developments of Sniperley Park and Sherburn Road, as agreed at the previous meeting of the Planning Committee.

Cllr G Holland advised that Framwellgate Moor Parish Council would be considering the request by the City of Durham Parish Council in the coming week.

The Clerk advised that he had received a response from the Chair of Belmont Parish Council on the issue of the Sherburn Road development to say that Belmont Parish Council would be considering the applications as and when they are submitted and would be doing so independently. Cllr L Brown asked if she could receive a copy of this response.

It was also **agreed** that the Parish Council should invite the representative from Banks to the next meeting of the Parish Council's Planning Committee.

It was also **agreed** that the Parish Council should seek an introductory meeting with the new Corporate Director Regeneration Economy and Growth at Durham County Council.

8. Dates of future meetings

Friday 27 November 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 11 December 2020 - 14.00 to 16.00 hrs – via Zoom.

The Clerk advised that he would be going on annual leave from 11th December until early January. The Committee **agreed** a protocol of dealing with new planning applications over the Christmas holidays, which included the Chair and the Clerk carrying out any urgent actions over this period.

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

Signed,

Chair of the City of Durham Parish Council Planning Committee