

# City of Durham Parish Council

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02 August 2018

## **Planning Committee Meeting at 10.00am on Friday 27<sup>th</sup> July 2018 in Durham Town Hall**

### **MINUTES**

**Present:** Cllrs Cornwell (Chair), Ashby, Reeves and Holland (Secretary)  
Cllr Brown was also in attendance.

**Apologies:** Cllr Elmer

**Declarations of interest:** none

**Minutes of the Meeting on 13<sup>th</sup> July:** received and agreed as a correct record

#### **Matters arising:**

**DM/18/01908/FPA**, land to the east of the DLI Museum. The Chair noted that this was a retrospective application and work had already begun on a site that had been similarly used in the past. Objection to be withdrawn.

**DM/18/01650/FPA**, Mathematical Sciences and Computer Sciences building. It was agreed that the University's Master Plan was insufficient to make adequate comment on this application and an objection based on inadequate background information should be submitted (previously circulated).

#### **Matters for Report:**

**DM/18/01731/FPA**, Ingleside, Whinney Hill, change of use from C3 to C1. The change of use to a bed and breakfast seemed to be inappropriate but it was agreed to leave this determination to the County Council.

**DM/18/02118/FPA**, 27-bedroom apartment block in Holly Street. After an extensive discussion on the viability and suitability of this proposal, including rights of way and car parking requirements, it was agreed that, in order to prevent this building becoming a PBSA, that conditions should be imposed restricting the building to C3 only, restricting it for residents over the age of 55, increasing and improving disabled access, and allowing no variation in the proposed room allocations that would lead to any increase in the number of rooms offered. Cllr Cornwell to write this letter.

**DM/18/01671/FPA**, a small HMO in Prospect Terrace, Neville's Cross, by accretion adding 2 extra bedrooms from 4 to 6. Cllr Ashby noted that the Article 4 constraint did not address this form of stealth studentification. Cllr Brown indicated that she opposed this application on the following grounds: the small size of the proposed rooms; the lack of parking capacity; that only

1 extra bedroom should be permitted; the need to licence this property after October 1<sup>st</sup> 2018. It was agreed that the Council should also object in an attempt to set higher standards. Cllr Brown to call this application to Committee.

This application raised a general issue, that of rooms that barely met the legal minimum size and which might be unsuitable for students who would need a desk, etc. The County Council could agree a higher standard, and Cllr Cornwell will approach the Students' Union via Cllr Cahill to see if a joint approach to the County Council would be worth while.

**DM/18/01727/LB and DM/18/02009/AD**, modifications to the Town Hall. These need Listed Building Consent. It was agreed to seek a meeting with County Council officers to discuss these proposals.

**DM/18/01917/FPA**, extension to a corner building in Springwell Road, North End. There had been neighbour objection from households facing this property. It was agreed that Cllr Brown would investigate these objections and, until then, no comment should be made.

**DM/18/01995/FPA**, Multi-media teaching block, Durham 6<sup>th</sup> Form Centre, The Sands. Cllr Ashby commented that, although there was concern about the car parking, there seemed to be no cause for objection. It was agreed that no comment would be made.

**DM/18/02017/VOC**, variation in condition for a light well at 24 The Avenue, Crossgate. Work had started without planning permission and Cllr Cornwell had lodged a complaint with Ms Pam Glaister at County Hall.

### **Recent Planning Applications**

Cllr

Cornwell reported on recently received applications: DM/18/02210/FPA a shop converting to an Ice Cream Parlour on Riverwalk; DM/18/02130/FPA building extension to a family house at Hawthorn Edge, Neville's Cross, an application supported by Cllr Brown; DM/18/02199/FPA and DM/18/02200/LB the change of use of the former Newcastle Building Society building on Elvet Bridge; all to be considered at the next planning meeting.

### **The County Durham Plan**

The previous evening's meeting of the Parish Council had agreed the submission.

### **Any Other Business**

Cllr Ashby noted that a formal letter of objection should be sent to the Secretary of State asking that the proposed development of a building cutting into the Green Belt above Diamond Terrace should be called-in as a departure from the Development Plan and contrary to the NPPF, noting that the new City of Durham Parish Council was now the appropriate democratically-accountable body to express local community views. He agreed to draft such a letter (now done and sent by the Chair).

### **Date of Next Meeting**

It

was agreed that the next meeting will be at 10.00 am on Friday 10<sup>th</sup> August but that there would be no meeting on Friday 24<sup>th</sup> August.

There being no further business the meeting ended at 11.57 am.