

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 | Low 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

A handwritten signature in blue ink that reads "Roy Canswell," with a comma at the end. The signature is written in a cursive style.

Chair of the City of Durham Parish Council Planning Committee