

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 12th 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 Ms Pamela Kirkup, Mr Michael Hurlow, Ms Audrey Christie, Mr John Lowe, Mr John Pacey, Ms Ann Evans (all 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 29 May 2020.

The minutes of the meeting held on 29 May 2020 were unanimously agreed as a true and accurate record of proceedings.

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

Ms Pamela Kirkup advised that she was attending to hear discussions on item 6 of the Agenda and also to comment on application DM/20/01337/FPA.

Mr Michael Hurlow advised that was attending to hear discussions on all new planning applications.

Ms Audrey Christie advised that she was attending as an employee of CDALC to observe how Parish Councils are conducting their virtual meetings.

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

Mr John Pacey advised that he was attending to hear discussions on items 6 and 9 of the Agenda.

Ms Ann Evans advised that she was attending to hear discussions on item 6 of the Agenda.

The Clerk advised that he had received correspondence from Mr Alan Hayton who advised that he would be objecting to application DM/20/00112/FPA. The Clerk reminded Members that this correspondence had been circulated ahead of the meeting.

Cllr J Ashby advised that he had received a concern from a member of the public regarding the extended hours of construction operation taking place as part of the Milburngate development. Cllr J Ashby advised that a number of VOC applications had been submitted by the developers to allow for construction work to take place up until 9pm. If granted these would allow work to continue until such a time till May 2021.

The Committee **agreed** that this was unacceptable and **agreed** to object to these applications. The Clerk advised Members that the local County Councillor had called these applications in to the Central and East County Planning Committee for consideration. Cllr J Ashby **agreed** to draft the letter of objection. Mr John Lowe advised that the Sidegate Residents Association would also be objecting to the plans.

5. Matters arising:

a. To approve responses on the following planning applications:

DM/20/01068/FPA: Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4), 8 High Wood View, Durham DH1 3DT (follow-up letter). The Committee **approved** this response.

DM/20/01261/FPA | Change of Use from Dwellinghouse (Class C3) to House in Multiple Occupation (Use Class C4). | 64 Gilesgate Durham DH1 1HY. The Committee **approved** this response.

DM/20/01285/FPA | Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) | 42 The Sidings Gilesgate Durham DH1 1HS. The Committee **approved** this response.

b. Planning enforcement resource

6. To consider the impact of the proposed 14-month closure of New Elvet Bridge

The Clerk reminded Members that the Parish Council had received a leaflet to local residents from the County Council on 4th June advising the Parish Council that the New Elvet Bridge would be closing in July for a period of 14 months.

The Committee firstly expressed disappointment that there had been no prior consultation with the Parish Council, the public nor with local businesses on the closure of the bridge, its timing and the proposed traffic mitigation measures.

Cllr R Cornwell advised that the traffic mitigation measures seemingly took no account of local circumstances as they involve two very steep hills which are known locally to be subject to vehicular accidents each year, particularly in bad weather.

Cllr G Holland advised that this would have a major detrimental impact on local businesses right at the moment when the City is coming out of an enforced lockdown.

Cllr R Cornwell advised the Committee that a Change.org petition had been started calling on the County Council to delay their plans.

Ms Ann Evans expressed concern about the proposed entries and exits to and from the City. Ms Evans also expressed concern about the proposed No Right Turn at the Avenue where she lives.

The Committee **agreed** that a letter should be drafted to the Chief Executive of Durham County Council asking the County Council to delay their plans to support businesses, to consult with the Parish Council and revise the traffic mitigation measures and also investigate ways of shortening the proposed timeframe of 14 months for construction works.

7. **Criteria and procedure for referring applications to the relevant County Planning Committee**

The Chair reminded Members that they must propose at Parish Planning Committee meetings only if they wish for an application to be considered at the relevant County Planning Committee and this must not be done retrospectively in writing to the Clerk. The Chair also reminded Members that, if they wished as members of the public to ask the relevant County Councillor to call an application in to the relevant County Planning Committee, they are entitled to do so.

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

a. **To note:**

DM/20/01265/FPA | Telecommunications upgrade including a GPS Module and 6no. Antennas mounted on a new CU Phosco Phase 4.51 Headframe which is to be mounted on a Phase 4.5 Monopole and associated ancillary works | Telecommunications Mast Railway Station Station Approach Durham DH1 4RB (19 June). It was **agreed** to note this application.

DM/20/01248/FPA and **DM/20/01249/AD** | Installation of shop front and 2 illuminated fascia signs and 1 non-illuminated hanging sign | Delaneys Donkey 17 The Riverwalk Millburngate Durham DH1 4SL (19 June). It was **agreed** to note these applications.

b. **To consider making representations**

DM/20/00112/FPA | Proposed rear extension and Internal alterations to increase size of all undersized bedrooms in existing HMO | 20 Elvet Crescent Durham DH1 3AP (25 June). It was **agreed** to note this application.

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 Gilesgate Durham DH1 1LJ (25 June). It was **agreed** to object to this application and it was also **agreed** to call this application in to the Central and East County Planning Committee. Cllr J Ashby **agreed** to draft 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 (25 June).

Mr Michael Hurlow advised that he had considered these applications as a member of the City of Durham Trust. Mr Hurlow advised that despite the vast amount of technical documentation included with these applications, there are no elevation plans or 3D walk throughs which Mr Hurlow believed the applications would benefit from. Mr Hurlow advised that he believed that the proposed building was generally well-designed, with a proposed glass extension to the east of the old Manor House which appears well proportioned with the existing building. Mr Hurlow advised that he felt that the application fell down to the rear where the bulk of the building needed more attention. It was **agreed** to support this application in principle but state that it is difficult to make more comment on

the design of the building due to the lack of a layout plan, elevation drawings, etc. The Clerk **agreed** to draft the response to this application.

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 (24 June). It was **agreed** to object to this application and it was also **agreed** to call this application in to the Central and East County Planning Committee. Cllr J Ashby **agreed** to draft the response to this application.

DM/20/01358/FPA | New garage to replace existing garage and new access drive. | Observatory House Potters Bank Durham DH1 3RR (23 June). It was **agreed** to note this application.

DM/20/01402/FPA and **DM/20/01403/LB** | Change of use from estate agents (A2) to domestic dwelling (C3) including dormer window to front and rear roof slopes and internal alterations | 17 Old Elvet Durham DH1 3HL (26 June). It was **agreed** to note these applications.

c. To consider making further representations on these appeals (the date in brackets is the deadline for submitting further representations)

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 (18 June). It was **agreed** that the Committee should submit a further representation on this application. Cllr G Holland **agreed** to draft the follow up letter to this application.

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 (18 June). It was **agreed** that the Committee should submit a further representation on this application. Cllr R Cornwell **agreed** to draft the follow up letter to this application.

DM/19/03227/FPA | Two storey rear extension to existing C4 property | 3 Juniper Way Durham DH1 4GZ (25 June). It was **agreed** that the Committee should submit a further representation on this application. Cllr J Ashby **agreed** to draft the follow up letter to this application.

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 (25 June). It was **agreed** that the Committee should submit a further representation on this application. Cllr R Cornwell **agreed** to draft the follow up letter to this application.

9. Main Modifications to the County Durham Plan:

The Committee considered the responses to the County Durham Plan Main Modifications and the following was **agreed** by the Committee:

MM	Policy etc affected	Agreed position on Friday 29th May 2020	Follow up on 12th June 2020
4	Policy 1, criterion b	Consider whether there should be a maximum too	It was agreed that no response should be submitted on this Main Modification.
8	Policy 1, paras 4.22 and 4.23	Support	The draft response was agreed by the Committee
18	Policy 2, criterion b	Support	The draft response was agreed by the Committee
19	Policy 2, para 4.32	Support	The draft response was agreed by the Committee
20	Policy 2, para 4.33	Support	The draft response was agreed by the Committee
23	Policy 3, criterion b	This relates to the removal of the County Hall visitors car parks from the Green Belt, but the MM is not an opportunity to challenge the removal. Suggest no response	The draft response was agreed by the Committee
24	Policy 3, criterion c	Support	Clr R Cornwell agreed to have a draft response to the Main Modification by 24 th June.
25	Policy 3, criterion I	Support	The draft response was agreed by the Committee
27	Policy 3, criteria m, n	Support	The draft response was agreed by the Committee
29	Policy 3, para 4.57	Support	The draft response was agreed by the Committee
30	Policy 3, para 4.58	Support	The draft response was agreed by the Committee
31	Policy 3, para 4.59	Strong support	The draft response was agreed by the Committee
47	Policy 5, criterion f	Support	The draft response was agreed by the Committee
50	Policy 5, criteria k, l	Essential to comment, especially as regards the A167.	The Committee considered the draft response from Clr J Elmer. It was agreed to consider what is being proposed with Main Modification 110 and defer agreement of this response. It was also agreed to share the draft response with

			the WRRAG and Dr Malcolm Reed to seek their feedback to this.
52	Policy 5, criterion o	Support	The draft response was agreed by the Committee
89	Policy 15, para5.107a	Support	The draft response was agreed by the Committee
93	Policy 16.3	Strongly support	The draft response was agreed by the Committee
95	Policy 16.3, before criteria h and i	Challenge	The draft response was agreed by the Committee
96	Policy 16.3, criterion h	Not happy with threshold	Cllr R Cornwell agreed to have a draft response to the Main Modification by 24 th June.
97	Policy 16, new paras	Strongly support	The draft response was agreed by the Committee
98	Policy 16, para 5.153	This is our opportunity to exclude new build properties	The Clerk agreed to have a draft response to the Main Modification by 24 th June.
102	Policy 21	Strongly support	The draft response was agreed by the Committee
103	Policy 21 supporting text	Support	The draft response was agreed by the Committee
106	Policy 22 final para	Qualified support, urging stronger measures	The draft response was agreed by the Committee
109	Policy 23	Strongly support	Cllr R Cornwell agreed to have a draft response to the Main Modification by 24 th June.
110	Policy 23, paras5.224 to 5.246	Strongly support most. Might have something to say about the A167	Cllr V Ashfield agreed to have a draft response to the Main Modification by 24 th June.
111	Policy 23 monitoring	Reconsider on receipt of info from Malcolm Reed	Defer
124	Policy 28, para 5.287	Disagree with alteration	The Clerk agreed to have a draft response to the Main Modification by 24 th June.
127	Policy 30	Seek shorter period as time lost through coronavirus delay	Cllr R Cornwell agreed to have a draft response to the Main

			Modification by 24 th June.
134	Policy 30, para 320 and new footnote	Seek shorter period as time lost through coronavirus delay	Cllr R Cornwell agreed to have a draft response to the Main Modification by 24 th June.
135	Policy 31	Support	The draft response was agreed by the Committee
136	Policy 31	Support	Cllr R Cornwell agreed to have a draft response to the Main Modification by 24 th June.
137	Policy 31, para 5.331	Support but challenge "carefully consider"	It was agreed that, after consideration, no response was needed to this Main Modification.
147	Policy 41	Support	The draft response was agreed by the Committee
149	Policy 46, para 5.483	Support	Cllr R Cornwell agreed to have a draft response to the Main Modification by 24 th June.
173	Appendix A	Detailed critique, especially those limiting scope of Neighbourhood Plan	Cllr R Cornwell agreed to have a draft response to the Main Modification by 24 th June.
178	Glossary	Needs separate definition of blue infrastructure	The draft response was agreed by the Committee

10. Dates of future meetings

Friday 26 June 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 10 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