

City of Durham Parish Council

Room 103, Floor 1
County Hall
Durham
DH1 5UF

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02 August 2018

Dear Planning Committee Member

In accordance with the Local Government Act 1972 I hereby give you notice that a meeting of the **City of Durham Parish Council's Planning Committee** will be held in **Room 2, Alington House, 4 North Bailey Durham City DH1 3ET** on **Friday 10 August at 10:00** 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 27 July 2018.
4. To receive any public participation comments on the following agenda items.
5. Matters arising: to approve the following responses (for text of letters see parish web site):

DM/18/02118/FPA | 27-bedroom apartment block in Holly Street

DM/18/01671/FPA | a small HMO in Prospect Terrace, Neville' s Cross

6. To consider making representations on the following planning applications:

DM/18/01727/LB and DM/18/02009/AD | External display of banners and internal alterations, Mayors Office Market Place Durham DH1 3NW (deferred from 27 July)

DM/18/02110/FPA | Change of use from use class C4 small HMO to large HMO to both 4 and 5 Southend South Road Durham DH1 3TG

DM/18/02130/FPA building extension to a family house at Hawthorn Edge, Neville' s Cross

DM/18/02199/FPA and DM/18/02200/LB the change of use of the former Newcastle Building Society building on Elvet Bridge

DM/18/02210/FPA a shop converting to an Ice Cream Parlour on Riverwalk

DM/18/02250/AD | Erection and Display of 2no internally illuminated fascia text signs and 2no internally illuminated projection signs - Ask Unit 4 Freemans Place Durham DH1 1SQ

DM/18/02259/AD | Display of double sided digital advertising panels on a bus shelter - Durham University Elvet Riverside 1 New Elvet Durham DH1 3JT

DM/18/02269/AD | Erection and display of 2 no. fret lettering signs to rear, 1 no. hanging banner sign and 1 no fascia sign to front - Covered Market Market Place Durham DH1 3NJ

7. Report on discussions with Durham Students' Union over minimum room sizes in HMOs.

8. Discussion re Airbnb in Durham City

9. Dates of future meetings

7th September - Mezzanine Office, Town Hall

21st September - Mayors Chamber, Town Hall

And pursuant to the provisions of the above-named act, **I Hereby Summon You** to attend the said meeting.



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02 August 2018

Planning Committee Meeting at 10.00am on Friday 27th 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 13th 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 1st 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 6th 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 10th August but that there would be no meeting on Friday 24th August.

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