

# City of Durham Parish Council

Room 103, Floor 1  
County Hall  
Durham  
DH1 5UF

Telephone 03000 269921  
Email: [cdalc@durham.gov.uk](mailto:cdalc@durham.gov.uk)

10 December 2018

Dear Planning Committee Member

In accordance with the Local Government Act 1972 I hereby give you notice that a meeting of the **Planning Committee** will be held **in Room 2, Alington House, 4 North Bailey, Durham DH1 3ET** on **Friday 14 December 2018 at 14:00** to transact the following business:

**Please note the new start time.**

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 30 November 2018.
4. To receive any public participation comments on the following agenda items.
5. Matters arising:
  - a. to approve the following responses (for text of letters see parish web site):
    - DM/18/02369/FPA** Further submission regarding the new County HQ building
    - DM/18/02897/AD** Advertisement consent for temporary advertisement hoarding (Retrospective): Land Between Christchurch and 18 Claypath Durham DH1 1RH
    - DM/18/02988/FPA** Change of use of public open space to beer garden with parasol and metal barriers: Ebony Unit 8 Freemans Place Durham DH1 1SQ
    - DM/18/03190/LB** Insertion of commemorative brass miners' tokens: Durham Miners Association Miners Hall Flass Street Durham DH1 4BE
    - DM/18/03366/FPA** 2 story extension at rear of C4 property, including internal alterations: 8 The Hallgarth Durham DH1 3BJ
    - DM/18/03437/FPA** Reconfiguration to enlarge 4 bedroom HMO to 6 beds 22 Sutton Street Durham DH1 4BW
    - DM/18/03545/FPA** Change of use from dwelling (use class C3) to small HMO (use class C4): Candria 8 Palatine View Durham DH1 4QQ
  - b. New County HQ, to include  
Developments and possible further comments on planning applications DM/18/02369/FPA (the HQ building) and DM/18/02710/FPA (the new coach

park)

Updates from, and further communications with, our solicitors

Encouraging further submissions from other interested parties

- c. DM/18/02734/FPA | Moon Jewellery 12 Silver Street Durham DH1 3RB: to consider the officer's response
6. Oversight of the work of the Neighbourhood Plan Working Party, to include discussion on Local Green Spaces on and around Observatory Hill (see attached letters)
7. Planning applications
  - a. To note the following:
    - DM/18/03226/AD** | Illuminated fascia sign | 36 The Riverwalk Millburngate Durham DH1 4SL
    - DM/18/03679/AD** | 2 internally illuminated fascia signs and 1 non illuminated projecting sign: Savers 39 The Riverwalk Millburngate Durham DH1 4SL
    - DM/18/03693/TPO** | 1 no. Birch Tree fell to ground and 2 no. Sycamore Trees crown reduce and reshape by 1.5m: 7 Almoners Barn Durham DH1 3TZ
    - DM/18/03694/AD** | Internally illuminated with LED projecting sign: Ryman 32 High Street Durham DH1 3UL
  - b. To consider making representations on the following:
    - DM/18/03418/FPA** | Change of use from a C3 dwelling to a C4 HMO (3 bedroom) with external alterations to fenestrations: 24 Mistletoe Street Durham DH1 4EP
    - DM/18/03460/FPA** | Demolition of existing structure and construction of 56m of river wall and walkway: Marriott Royal County Hotel Old Elvet Durham DH1 3JN
    - DM/18/03487/VOC** | Variation of condition 13 pursuant to planning permission DM/18/00310/VOC so as to extend the opening hours for the D2 cinema use so as to open from 9am to 3am everyday: The Riverwalk Millburngate Durham DH1 4SL
    - DM/18/03576/FPA** | Rear Dormer Window: 18 Providence Row Durham DH1 1RS
    - DM/18/03637/FPA** | Demolition and rebuilding of existing garden wall in brickwork including vehicular access gates and alterations to rear garden area to allow off-street parking: 30 Nevilledale Terrace Durham DH1 4QG
    - DM/18/03638/LB** | Insert conservation rooflight to rear elevation: 33 South Street Durham DH1 4QP
    - DM/18/03663/AD** | Erection and display of 1no illuminated hanging sign, 1 illuminated poster sign, 1no non-illuminated fascia sign and 1no non-illuminated hoarding sign: Bridge Hotel 39 - 40 North Road Durham DH1 4SE
    - DM/18/03705/FPA** | Erection of two-storey extension at side of dwelling and single-storey extension to rear: 9 North Crescent Durham DH1 4NE
8. To consider what budget the Planning Committee will require for 2019/20 to cover possible expert advice and assistance.

9. Dates of future meetings

4 January 2019 - 14.00 to 16.00 hrs

18 January 2019 - 14.00 to 16.00 hrs

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

A handwritten signature in black ink that reads "Slagg". The signature is written in a cursive style with a period at the end.

Stephen Ragg  
Interim Clerk City of Durham Parish Council  
Tel 03000 269921

Email [cdalc@durham.gov.uk](mailto:cdalc@durham.gov.uk)

<http://cityofdurham.parish.durham.gov.uk/>

# City of Durham Parish Council

## MINUTES OF PLANNING COMMITTEE HELD AT 14.00 ON FRIDAY 30 NOVEMBER 2018 in ROOM 12 ALINGTON HOUSE 4 NORTH BAILEY DURHAM DH1 3ET.

1. Welcome and apologies:

Present: Cllrs J Ashby, V Ashfield, L Brown, R Cornwell (Chair).

Apologies: Cllrs J Elmer, G Holland, C Reeves.

2. Declarations of interest: Cllr R Cornwell declared a non-pecuniary interest in planning application DM/18/03190/LB Insertion of commemorative brass miners' tokens into the underside of wooden seats within the Miners' Parliament, Durham Miners Association Miners Hall Flass Street Durham DH1 4BE as a recipient from a family member of a token.

3. The minutes of the meeting on 16th November 2018 were received and agreed as a correct record.

4. Public participation comments: no members of the public were present.

5. Matters arising:

(a) The responses to the following application were approved (for text of letters see parish web site):

**DM/18/03115/FPA** 4 two bedroom flats: 36 The Hallgarth Durham DH1 3BJ

**DM/18/02975/FPA** and **DM/18/02976/FPA** Apartments at William Robson House Claypath Durham DH1 1SA

**DM/18/03237/FPA** Single-storey extension at rear of 21 Mavin Street

**DH1 3AU DM/18/03301/FPA** Change of use from an HMO (C4) to a large HMO (sui generis) with various works: 5 May Street Durham DH1 4EN

**DM/18/03329/LB** Works for proposed conservation repairs of the castle wall within Allington House, 4 North Bailey Durham DH1 3ET

**DM/18/03368/FPA** Conversion of existing roof void for student accommodation in association with an existing C4 flat in multiple occupation including external roof lights and fenestrations. 1 Metcalfe House North Road Durham DH1 4UE

(b) Review of applications previously considered:

**DM/18/02734/FPA** Conversion into a flat for an HMO C4 including external alterations to form a door: Moon Jewellery 12 Silver Street Durham DH1 3RB: although the representation had said that, should the delegated officer recommendation be for approval the Parish Council asks that it be referred to

Committee, it had received delegated approval and had not be so referred. It was agreed that the Chair will write to the officer asking how best to safeguard against this happening in future.

**DM/18/03371/TCA** Various tree works: St Anthony's Priory 74 Claypath DH1 1QT: although it had been intended to comment on these, the officer had advised that tree works in conservation areas (TCA) are listed for information only, so no submission was possible.

6. New County HQ, to include:

(a) Developments and possible further comments on planning applications **DM/18/02369/FPA** (the HQ building) and **DM/18/02710/FPA** (the new coach park): Cllr J Ashby will add Cllr Ashfield's comments to the draft letter, and re-circulate it for agreement.

(b) Updates from, and further communications with, our solicitors: a draft letter will be received on Monday 3rd December and will be circulated to the Parish Planning Committee for consideration.

(c) Encouraging further submissions from other interested parties: the objections from coach firms were noted. Cllr J Ashby has copied to the Solicitor advising the Parish Council information regarding the status of The Sands as Common Land and questions around possible Rights of Way. Cllr J Ashby will again ask The Freeman's Clerk about their legal interest in The Sands.

7. Oversight of the work of the Neighbourhood Plan Working Party

Cllr R Cornwell reported that the material submitted to the County Council seeking harmonisation of the Neighbourhood Plan boundary with the Parish Council boundary appears to be satisfactory. The timetable for remaining stages of preparation of the Neighbourhood Plan has been circulated to all Parish Council members but Cllrs Ashfield and Brown's copies were blank; Cllr R Cornwell will check and ensure that a working copy is provided. The Neighbourhood Plan Working Party's approved minutes of its weekly meetings will be a standing item on Parish Planning Committee meeting agendas, and any major issues will be 'flagged up'.

8. Consideration of the following planning applications:

(a) The following were listed for noting:

**DM/18/03398/AD** 4no illuminated fascia signs and 1 illuminated projecting sign 10 The Riverwalk Millburngate Durham DH1 4SL: noted

**DM/18/03578/TPO** Felling and removal of 1no. Spruce Tree (T1) Wear View House 3 Wear View Durham DH1 1LW: having learned that the tree has a TPO but is apparently dead the Committee decided to note.

(b) The following were listed for considering representations being made:

**DM/18/02897/AD** Advertisement consent for temporary advertisement hoarding (Retrospective): Land Between Christchurch and 18 Claypath Durham

DH1 1RH: Cllr J Ashby to draft a letter of objection around distraction to drivers where children cross the road.

**DM/18/02988/FPA** Change of use of public open space to beer garden with parasol and metal barriers: Ebony Unit 8 Freemans Place Durham DH1 1SQ: Cllr L Brown to draft letter of objection concerning only slight change from previous unsatisfactory proposal.

**DM/18/03190/LB** Insertion of commemorative brass miners' tokens into the underside of wooden seats within the Miners' Parliament: Durham Miners Association Miners Hall Flass Street Durham DH1 4BE: welcomed; Cllr J Ashby to draft a letter of support (Cllr Cornwell having taken no part in the discussion).

**DM/18/03366/FPA** 2 story extension at rear of C4 property, including internal alterations: 8 The Hallgarth Durham DH1 3BJ: Cllr Cornwell to submit an objection on the grounds of intensification.

**DM/18/03420/FPA** Internal Alterations and Addition of 2No Gable Windows Makepeace Cottage 45C Claypath Durham DH1 1QS: noted.

**DM/18/03437/FPA** Reconfiguration to enlarge 4 bedroom HMO to 6 beds 22 Sutton Street Durham DH1 4BW: Cllr Cornwell to submit an objection on the grounds of intensification.

**DM/18/03545/FPA** Change of use from dwelling (use class C3) to small HMO (use class C4): Candria 8 Palatine View Durham DH1 4QQ: Cllr L Brown to draft an objection regarding inadequate room sizes and potential for affordable housing.

9. Dates of future meetings:

14 December 2018 - 14.00 to 16.00 hrs, Room 2, Alington House.

4 January 2019 - 14.00 to 16.00 hrs

18 January 2019 - 14.00 to 16.00 hrs

There being no further business the meeting ended at 15.45 hrs.

Signed

Roger Cornwell  
Chair of Planning Committee.