

# City of Durham Parish Council

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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 18 January 2019 at 14:00** 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 4 January 2019.
4. To receive any public participation comments on the following agenda items.
5. S106 application from the Waddington Street Centre
6. Matters arising:  
to approve the following responses (for text of letters see parish web site):  
**DM/18/02983/FPA** | Erection of a Two-Storey 8No Bedroom Extension and Single-Storey Extension Link: Farnley Tower, The Avenue, Durham DH1 4DX (second letter)  
**DM/18/03552/FPA** | Change of use from a C4 house in multiple occupation to a 7 bedroom HIMO with a wrap round extension and internal alterations to existing dwelling: 51 Whinney Hill Durham DH1 3BD.  
**DM/18/03671/FPA** | 2 Storey Extension to existing dwelling to create a total of 2 No. Dwellinghouses: The Cottage 22A Allergate Durham DH1 4ET. There was some concern expressed regarding the impact this application would have on neighbouring listed buildings. It was **agreed** that Cllr R Cornwell would draft an objection to this application on the grounds that this represented overdevelopment and due to its potential impact on nearby listed properties.
7. Update on Parish spending proposals for 2019/20
8. Oversight of the work of the Neighbourhood Plan Working Party
9. To consider developments regarding the proposed new County HQ on the Sands (planning reference DM/18/02369/FPA), including recent additions to the

planning file and any response to the letter to be sent by the Council's solicitors to the County Council.

10. Planning applications

a. To note the following:

**DM/18/03639/FPA** | Replacement of shopfront: 39 The Riverwalk Millburngate Durham DH1 4SL

**DM/18/03861/TPO** | Crown reduce and reshape by 3m of two maple trees (T2 and 3) and felling of one maple tree (T1) protected by a tree preservation order:

12 Brakespear Close Crossgate Moor Durham DH1 4BF

**DM/19/00046/TPO** | Birch (T2 and T3) - prune to remove branches overhanging neighbours: Wear View House 3 Wear View Durham DH1 1LW

b. To consider making representations on the following:

**DM/18/03618/AD** | Advertisement Consent for the display of 1 No. Externally Illuminated Hanging Sign, 1 No. Internally Illuminated Hanging Sign and 1 No. Internally Illuminated Fascia Sign: The Bishop Langley North Road Durham DH1 4PW

**DM/18/03745/FPA** | Demolition of existing cricket pavilion and construction of new multi-use sports pavilion including installation of new scoreboard: Durham School Quarryheads Lane Durham DH1 4SZ

**DM/18/03758/FPA** | Substitution of 6 no house types within approved housing development (8/CMA/4/71): Development Site At Police Training Centre Aykley Heads DH1 5TT (carried forward from 4 January meeting)

**DM/18/03760/FPA** | Retention of the timber clad fridge storage structure to rear yard area of 44 Saddler Street, Durham: Cellar Door Basement 41 - 42 Saddler Street Durham DH1 3NU

**DM/18/03821/AD** and **DM/18/03822/LB** | Erection and display of 2no non-illuminated fascia signs: Big Jug 83 Claypath Durham DH1 1RG

**DM/18/03828/FPA** | Erection of two storey extension to rear of dwelling to replace existing conservatory: 16 Laburnum Avenue Durham DH1 4HA

**DM/18/03832/AD** | Provision of fascia sign, illuminated using lighting unit: 72 North Road Durham DH1 4SQ

**DM/18/03834/FPA** | Change of use of first floor offices (use class B1(a) to 5-bed HMO flat (use class C4) and installation of rooflights to rear elevation: First Floor 74-76 North Road Durham DH1 4SQ (carried forward from 4 January meeting)

**DM/18/03883/FPA** | Single storey extension to rear and alterations to garage rear elevation: 5 St Nicholas Drive Durham DH1 4HH

**DM/18/03905/FPA** | Change of use from use class C4 small HMO to large HMO to both 4 and 5 Southend including erection of extensions to rear, decked area and uPVC windows: 4 And 5 Southend South Road

Durham DH1 3TG

**DM/19/00045/FPA** | Replace timber garage with stone garage  
(Resubmission): 1 Riverside Lodge Burn Hall Durham DH1 3SS

11. To consider making responses to:
  - a. Creating a vision for County Durham's future
  - b. the Pre-Submission Draft of the County Durham Plan.
12. Dates of future meetings
  - 1 February 2019 - 14.00 to 16.00 hrs - Alington House room 2
  - 15 February 2019 - 14.00 to 16.00 hrs - Alington House room 2

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

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## CITY OF DURHAM PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on Friday 4 January 2019 at 14:00 in Room 2, Alington House, 4 North Bailey, Durham, DH1 3ET

### 1. Welcome and apologies:

**Present:** (From Committee) Cllrs R Cornwell (Chair), J Ashby, V Ashfield, L Brown, C Reeves, J Elmer and G Holland.

**Also present:** Adam Shanley (Clerk) and Cllrs E Ashby and M Ross

**Apologies:** Cllr Elizabeth Scott

**2. Declarations of interest from members:** none.

**3. To receive and approve as a correct record the minutes of the meeting on 14 December 2018:** agreed as a correct record.

**4. To receive any public participation comments on the following agenda items:** no members of the public were present and no representations were made.

**5. Matters arising:**

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

**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** in order to extend the opening hours for the D2 cinema use to be open from 9am to 3am every day at The Riverwalk, Millburngate, Durham DH1 4SL.

**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.

Cllr J Ashby raised the point that his response to planning application **DM/18/03663/AD** relating to the erection and display of 1no illuminated hanging sign, 1 illuminated poster sign, 1no non-illuminated fascia sign and 1no non-illuminated hoarding sign at the Bridge Hotel 39 - 40 North Road Durham DH1 4SE had not yet appeared on the County Council's planning portal. Cllr R Cornwell advised this ought to be an automated process and he would look into this further.

Cllr R Cornwell also advised that he had asked for planning application **DM/18/03418/FPA** to be called to the appropriate area planning committee for consideration if the officer was minded to approve.

Noting that no members of the press or public were present, Cllr R Cornwell proposed that the confidential item be moved to the next item on the agenda, and this was agreed.

**(Previously Item 10 on the Agenda) To consider and approve the text of a letter to be sent by the Council's solicitors to the County Council regarding the proposed new County**

**HQ on the Sands (planning reference DM/18/02369/FPA).** It was **agreed** (7 votes for, 0 against and no abstentions) that the letter be sent as worded (with one minor amends) to the Chief Executive of Durham County Council with copy going to DCC's Directors of Planning, Legal and Corporate Resources as well as the local MP and the Environment Agency.

## **6. Oversight of the work of the Neighbourhood Plan Working Party**

Cllr R Cornwell advised that the consultation for the area which the Neighbourhood plan covers is ongoing and will run until 5pm on 31<sup>st</sup> January. Cllr Cornwell encouraged members of the committee to respond to the consultation. To date, 7 responses had been received, all of which were in favour of the proposed area.

Cllr J Ashby advised that the consultation was not very well advertised on the county council website. Cllr Ashby advised it was difficult to find and did not include details of how to actually respond to the consultation.

Cllr J Ashby also advised that progress had been slightly delayed on the Neighbourhood plan due to delays in the Strategic Environmental Assessment.

Cllr J Ashby also asked for an update from Cllrs L Brown and J Elmer on their investigations relating to the Observatory Hill, which was discussed at the last planning meeting under the Neighbourhood Plan item.

Cllr J Elmer advised that he had looked over previous aerial photos of the site, which had showed that, prior to the ploughing, the sites were permanent pasture. Cllr J Elmer advised that, although the University and Houghall College had submitted applications for subsidies for ploughing the land, the land had never been in agricultural use.

There was some concern expressed regarding the legality of any ploughing on the site.

It was agreed that Cllrs L Brown and J Elmer would raise the matter with the appropriate officer at County Hall.

## **7. Consideration of the following planning applications**

(a) To note the following:

**DM/18/03716/LB** | Internal and external alterations to facilitate infrastructure and cable route updates: 5 The College Durham DH1 3EQ. This application was noted, however Cllr L Brown advised the committee that she was aware that the Cathedral and the College were both unhappy at not having been consulted on this application.

**DM/18/03832/AD** | Provision of fascia sign, illuminated using lighting unit: 72 North Road Durham DH1 4SQ. Noted.

(b) The following planning applications were considered:

**DM/18/03552/FPA** | Change of use from a C4 house in multiple occupation to a 7 bedroom HIMO with a wrap round extension and internal alterations to existing dwelling: 51 Whinney Hill Durham DH1 3BD. Concern was expressed about this application potentially representing overdevelopment. The Clerk noted that the City of Durham Trust had also submitted an objection to this application. It was **agreed** that Cllr J Ashby should prepare a draft objection to this application and Cllr L Brown would call this application in for the appropriate planning committee to consider this application.

**DM/18/03671/FPA** | 2 Storey Extension to existing dwelling to create a total of 2 No. Dwellinghouses: The Cottage 22A Allergate Durham DH1 4ET. There was some concern expressed regarding the impact this application would have on neighbouring listed buildings. It was **agreed** that Cllr R Cornwell would draft an objection to this application on the grounds that this represented overdevelopment and due to its potential impact on nearby listed properties.

**DM/18/03738/FPA** | Two storey pitched roof side and rear extension (Resubmission): 19 The Grove North End Durham DH1 4LU. This application was noted.

**DM/18/03758/FPA** | Substitution of 6 no house types within approved housing development (8/CMA/4/71): Development Site At Police Training Centre Aykley Heads DH1 5TT. It was **agreed** that Cllr L Brown would look into this application in more detail and report her findings back to the next planning committee meeting for consideration.

**DM/18/03834/FPA** | Change of use of first floor offices (use class B1(a) to 5-bed HMO flat (use class C4) and installation of rooflights to rear elevation: First Floor 74-76 North Road Durham DH1 4SQ. It was **agreed** that Cllr L Brown would look into this application in more detail and report her findings back to the next planning committee meeting for consideration. As the deadline for representations for this application is the 17<sup>th</sup> January, Cllr R Cornwell also advised that he would request to the case officer that a decision be postponed on this application to allow for the parish Council representation to be made.

## **8. Other matters**

- 1. Siting of a telecommunications mast in Neville's Cross area.** Cllr L Brown reported that she had met with the company wishing to re-site the telecommunications mast in the Neville's Cross area. Cllr Brown reported that there were two sites currently under consideration for this – North of the entrance to the Downs and the Duke of Wellington car park. Cllr Brown reported that she found opinion to be divided on this matter from residents with some in favour and others opposed. The current site of the telecommunications mast was unacceptable due to this being less than 30 metres from residential property.

Cllr E Ashby reported that she was aware of complaints from residents living nearby the current site of the mast.

Cllr E Ashby asked that the company be invited to meet with either the parish Council and/or other community groups to provide more information on the re-siting of the mast.

- 2. Possible AirBnB in Percy Lane.** There was some concern expressed about this AirBnB property having an entrance in an unadopted back lane on Percy Terrace. More broadly, there was also concern about landlords getting around certain regulations as AirBnBs. Cllr J Elmer expressed concern that more AirBnBs put further pressure on excluding permanent residents.

Cllr J Ashby reported that this matter had recently been raised at the National Association of Residents Associations, who were asking residents to submit evidence of experiences with AirBnBs.

## **9. Dates of future meetings:**

18 January 2019 - 14.00 to 16.00 hrs - Alington House room 2

1 February 2019 - 14.00 to 16.00 hrs - Alington House room 2

There being on further business, the meeting closed at 15:58pm

Signed,

Roger Cornwell  
Chair of Planning Committee.