

City of Durham Parish Council

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20 May 2019

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 Office 2, Clayport Library Building at 14:00 on Friday 24 May 2019** to transact the following business:

1. To elect a chair for the Committee for the ensuing year.
2. To elect a vice-chair for the Committee for the ensuing year.
3. Welcome and apologies
4. To receive any declarations of interest from members.
5. To receive and approve as a correct record the minutes of the meeting on 10 May 2019.
6. To receive any public participation comments on the following agenda items.
7. **Proposed new County HQ on the Sands** (planning reference DM/18/02369/FPA):
 - a. Update on latest position and any matters referred from the Parish Council meeting on 23 May.
 - b. Progressing the CrowdJustice fundraising
 - c. De-registration of the Common land at The Sands.
 - d. Any other relevant developments
8. Matters arising:
 - a. Update on matters determined by County Council Planning Committees:
 - DM/18/03487/VOC**: Opening hours for the Odeon Luxe cinema
 - DM/19/00324/AD**: Signage on the "Student Castle", Claypath
 - DM/19/00371/FPA** – Change of use to student HMO, Corner House, Potters Bank
 - DM/19/00649/FPA** - Change of use to student HMO, 51 Whinney Hill

b. to approve the following responses (for text of letters see parish web site):

DM/19/01164/FPA | Provide 6-bedroom C4 residential accommodation| 9
And 9A Silver Street Durham DH1 3RB

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

10. Planning applications: To consider making representations on the following:

DM/19/00888/FPA | Change of use from A1 (Retail) to A3
(Restaurant/Cafe) including extension and external alterations comprising new
shopfront, entrance doors and internal sub-division | 38 The Riverwalk
Millburngate Durham DH1 4SL

DM/19/01333/FPA | Change of use from Corral Betting Shop (Sui Generis)
to bar (Use Class A4) including alterations to side elevation. | 66 Saddler
Street Durham DH1 3NP

DM/19/01348/FPA | Refurbishment of Existing Frames and Sills plus
Replacement of Sashes of Existing Timber Windows with the Addition of
Double Glazed Units | Edale 22 Crossgate Peth Durham DH1 4PZ

DM/19/01359/LB and **DM/19/01365/AD** | Two hanging banners on the
front elevation of the Town Hall. | Town Hall Market Place Durham DH1 3NJ

DM/19/01397/FPA | Change of use of premises from A3 cafe to a mixed
use A1 shop and A4 drinking establishment. Opening hours 10 - 23.00. | 76
North Road Durham DH1 4SQ

DM/19/01407/FPA | Alterations to front boundary wall and driveway to
include new off street parking space | 9 Crossgate Peth Durham DH1 4PZ

DM/19/01414/FPA | Change of use, extension and alteration of windows to
the principal elevation of a dwelling (Class C3) to a small House in Multiple
Occupation (Class C4). (Amended details resubmission of DM/18/01270/FPA) |
22 Mitchell Street Durham DH1 4DQ

DM/19/01427/PNT | Prior notification for the installation of a 20m
monopole supporting 3no. antennas, 4no. equipment cabinets, 1 no. meter
cabinet and ancillary development including 1no. GPS module. | Land To The
South Of Stockton Road Graveyard St Oswalds Church Stockton Road Durham

DM/19/01465/FPA | Demolition of existing garden store and erection two-
storey extension to rear of dwelling (use class C3). | 32 Lawson Terrace
Durham DH1 4EW

DM/19/01495/FPA | Construction of a Cycleway/Footpath with wider
footpath improvements. | Mount Oswald Golf Club (Durham Uni Site) South
Road Durham DH1 3TQ

DM/19/01503/AD | Internally illuminated light box to display information
related to St. Cuthbert and The Journey Statue. | The Journey Millennium
Place Durham

11. Dates of future meetings

7 June 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

21 June 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

Due to the confidential nature of the following items, in accordance with Section 100(A)(4) of the Local Government Act 1972, the press and the public will be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the LGA 1972 Act and section 1(2) of the Public Bodies (Admission to Meetings) Act 1960. At this point in time the press and the public will be asked to leave the room.

12. Proposed new County HQ on the Sands (planning reference DM/18/02369/FPA):

- a. to consider confidential correspondence and related developments.
- b. Tree felling work: report of Ecologist

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

Adam Shanley
Clerk City of Durham Parish Council
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City of Durham Parish Council

Minutes of Planning Committee meeting held at 14:00 pm on Friday 10th May 2019 in Office 2, Clayport Library Building. Durham. DH1 1WA

1. Welcome and apologies

Apologies were agreed and accepted by Cllr C Reeves.

2. To receive any declarations of interest from members.

The Clerk declared an interest in planning application DM/19/01084/FPA

3. To receive and approve as a correct record the minutes of the meeting on 26 April 2019.

The Minutes of the meeting held on 26th April were unanimously accepted as a true and accurate record of proceedings.

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

No representations were received.

5. Proposed new County HQ on the Sands (planning reference DM/18/02369/FPA):

a. Progressing the CrowdJustice fundraising – the Clerk reported that the amount raised to date on the CrowdJustice website was between £6,000 - £7,000 and further pledges had been promised. Cllr J Ashby noted that the SNCF had been very active in receiving funds for this campaign and submitting funds to the fund webpage. As a result, the number of pledges reported on the webpage will be less than the actual numbers who had donated to the campaign.

b. To consider the Council's response to our pre-action letter and any advice from our solicitors – the Chair reported that the County Council had now responded to the Parish Council's pre-action letter requesting the quashing of planning permission of the new HQ, disputing the grounds submitted for objection. As a result of which, the Barrister acting on behalf of the Parish Council was now compiling a statement of facts and grounds to take the application forward to judicial review.

c. Nearly zero buildings: to consider the draft letter – Members agreed the following response to go to the County Council in relation to the matter of carbon neutrality of the new County HQ building:

Thank you for your reply to Janet George regarding regulations about energy requirements for public building. Ms George has passed it to the Parish Council for our consideration.

We share with her a range of concerns which we consider your reply has not satisfactorily answered.

1. Reference to "fabric first" only begins to answer the question. The "fabric" only refers to the construction of the building. It does not include reducing the carbon consumption in the daily functioning of the building, for example avoiding carbon-based fuel for heating, cooling, lighting, office equipment

(pcs, copiers, printers,) and food & drink preparation for the cafe & workplace drinks.

Parish Councillors and others asked questions at the presentation last year at Freeman's Quay and at the County Planning Committee meeting on 5 March 2019 about avoiding carbon-based fuel, for example the integration into the design of solar panels, heat pumps, wind and water energy production (including e.g. an Archimedes Screw). Does the Council propose to achieve this and if so, how?

2. The Council's plans make no mention as to how it will achieve only carbon neutral vehicles attending the HQ, although County Councillors at the 5th March planning meeting referred to the air quality issues being temporary as in ten years the building would be serviced by electric vehicles. Are you hoping to achieve this and if so how and by when?

3. The building ought to be built to a recognised environmental standard otherwise there is no way of assuring compliance with an efficiency target. Standards could be either Code for Sustainable Homes (Cosh) or Passivhaus. Have these standards been considered and if so, what is your response to the exercise?

These options were not included in the Preferred Options paper which indicates a major failing. The "Preferred Options" could have created a policy requirement for achievement of a recognised environmental design standard. Are you proposing to rectify this omission?

The Parish Council has adopted the terms of the Climate Emergency, to achieve neutrality by 2030

d. Any other relevant developments – the Clerk reported that the Parish Council's chosen ecologist had been on site and the Parish Council were hoping to receive a full report on the ecological characteristics of the trees at the Sands.

6. Matters arising: to approve the following responses (for text of letters see parish web site):

DM/19/00649/FPA | Change of use from a C4 house in multiple occupation to a 7 bedroom HIMO with a wrap round single and 2 storey extension and external alterations. | 51 Whinney Hill Durham DH1 3BD (revised details). The Parish Council response to this application was agreed and the Chair reported that this application would be considered at the forthcoming Central East County Planning Committee on 14th May 2019. It was agreed that Cllr V Ashfield should represent the Parish Council at this Committee meeting.

DM/19/00761/FPA | Two storey rear extension and loft conversion with rooflights for C4 house in multiple occupation (6 bedrooms). | 6 May Street Durham DH1 4EN. The objection for this application was agreed and submitted to DCC.

DM/19/00855/FPA | Erection of 1 no. detached bungalow | Land At Flass Bungalow Flass Vale Durham DH1 4BN. The objection for this application was agreed and submitted to DCC.

DM/19/01084/FPA | Infrastructure works including provision of new footpath route, highways works including new signalised crossing at the Hollingside Lane and South Road junction, and the creation of a car park of up to 215 spaces at Upper Mountjoy | Land South Of The New Inn Junction Along South Road To Mount Oswald And Hollingside Lane To Upper Mountjoy. The objection for this application was agreed and submitted to DCC.

DM/19/01156/FPA | External alterations of new windows, door and roof light to rear elevation and internal alterations to an existing sui generis HMO (8 bedrooms). | 53 Hawthorn Terrace Durham DH1 4EQ. Cllr L Brown agreed to draft an objection to this application.

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

The Chair advised that the Clerk had been working closely with the Neighbourhood Plan Working Party and the necessary printing was taking place. Each Parish Councillor would receive a hard copy of the Neighbourhood Plan. The Chair also advised that the consultation on the Plan was due to start next week with a number of consultation drop-in events planned during the consultation. The Clerk agreed to circulate the details of these events.

8. Planning applications: To consider making representations on the following:

DM/19/00876/FPA | Replace existing septic tank with sewage treatment plant with petrol interceptor and soakaway. | Kepier Farm Kepier Lane Gilesgate Durham DH1 1LB. The Chair advised this application is outside the Parish area and therefore it was **agreed** to write to the County Council to advise this.

DM/19/01150/FPA | Rear single-storey extension and external brick chimney | 4 Wilkinson Walk Durham DH1 3U. It was **agreed** to note this application.

DM/19/01164/FPA | Provide 6-bedroom C4 residential accommodation with shared living space and small extension to the rear and dormer loft conversion. | 9 And 9A Silver Street Durham DH1 3RB (deferred from 26 April). It was **agreed** to object to this application and to call this to the Central East County Planning Committee. Cllr R Cornwell agreed to draft the objection letter.

DM/19/01275/FPA | Single Storey Rear Extension and Internal Alterations | 19 Faraday Court Nevilles Cross Durham DH1 4FG. It was **agreed** to note this application.

DM/19/01287/VOC | Variation of condition 4 (archaeology) of planning permission DM/17/01961/VOC | Site Of Former 17 South Bailey Durham DH1 3EE. It was **agreed** to note this application.

DM/19/01334/FPA | Single storey rear extension | 20 Faraday Court Nevilles Cross Durham DH1 4FG. It was **agreed** to note this application.

9. Dates of future meetings

24 May 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

7 June 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

Due to the confidential nature of the following items, in accordance with Section 100(A)(4) of the Local Government Act 1972, the press and the public were excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the LGA 1972 Act and section 1(2) of the Public Bodies (Admission to Meetings) Act 1960. At this point in time the press and the public were asked to leave the room.

10. Proposed new County HQ on the Sands (planning reference DM/18/02369/FPA): to consider confidential correspondence and related developments. The Chair advised that this matter had been sufficiently dealt with as per item 5 on the Agenda. No further discussion on this matter took place.

There being no further business, the Chair thanked Members for their attendance and closed the meeting.

Signed

Chair of the City of Durham Parish Council Planning Committee.