

City of Durham Parish Council

Office 3 D4.01d Clayport Library
8 Millennium Place
Durham
DH1 1WA
Telephone 07704 525630
Email: parishclerk@cityofdurham-pc.gov.uk

3 November 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 8 November 2019** 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 25 October 2019.**
- 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/19/02871/AD and **DM/19/02874/LB** | Half Moon Hotel 86 New Elvet Durham DH1 3AQ
DM/19/02966/FPA and **DM/19/02967/LB** | Half Moon Hotel 86 New Elvet Durham DH1 3AQ
DM/19/03139/FPA | Crematorium South Road Durham DH1 3TQ
DM/19/03143/LB | Basement 41 - 42 Saddler Street Durham DH1 3NU
DM/19/03170/CEU | 11 Mayorswell Close Durham DH1 1JU
DM/19/03176/FPA | 18 Mavin Street Durham DH1 3AU
DM/19/03177/FPA | 13 Mavin Street Durham DH1 3AU
DM/19/03257/FPA | 32 Whinney Hill Durham DH1 3BE
DM/19/03317/CPO | 6 Mitchell Street Durham DH1 4DQ
- 6. Planning applications:**
 - a.** Consideration of amended plans for DM/19/02553/FPA (Demolition of former baths & construction of new Business School etc)
 - b.** Planning applications held over from 25 October:
DM/19/02640/AD | Display of bronze plaque to display information related to St. Cuthbert and The Journey Statue. | Clayport Library 8 Millennium Place Durham DH1 1WA (8 November) *awaiting further information*
DM/19/03030/AD | Dibond Sign mounted to the front of the shop Height 80 cm x 490 cm length with the white background to match the style of the shop front sounding and orange text to match company colours. | 9 Silver Street Durham DH1 3RB (1 November) *missing Heritage Statement*

- c. To consider making representations on the following (the date in parenthesis is the deadline to call the application to committee):
- DM/19/03309/FPA** | Replacement of Existing Timber Front Door with Composite and Replacement of Existing Timber Ground Floor Front Bay Window with UPVC | 16 Mistletoe Street Durham DH1 4EP (21 November)
 - DM/19/03355/FPA** | Replace existing conservatory with a rendered single-storey rear extension | 1 St Oswalds Drive Durham DH1 3TE (15 November)
 - DM/19/03356/FPA** | Change of use from shop (use class A1) to mixed use as hairdressers/cafe (use class A1/A3). | 24 Silver Street Durham DH1 3RD (25 November)
 - DM/19/03359/FPA** | Replacement of First Floor UPVC Window with Timber Painted Window | 13 Lawson Terrace Durham DH1 4EW (21 November)
 - DM/19/03368/FPA** | Creation of two bedrooms above an existing garage and kitchen, extension of ground floor front elevation of existing flat roofed area by 1.8m to create a boot room and W/C and other external alterations. | 2 Aykley Green Durham DH1 4LN (19 November)
 - DM/19/03382/LB** | Replacement Timber Windows | Covered Market Market Place Durham DH1 3NJ (28 November)
 - DM/19/03386/FPA** | Erection of two storey detached brick garage with; carport, cycle storage and general storage to the ground floor; studio space W/C and storage to the first floor. | Hallgarth Farm House The Hallgarth Durham DH1 3BJ (28 November)
 - DM/19/03397/LB** | 2No Non-Illuminated Banner Signs | Covered Market Market Place Durham DH1 3NJ (28 November)
 - 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 (28 November)
 - DM/19/03409/AD** | Advertisement consent for the display of 2 No. Externally Illuminated Hanging Signs and 1 No. Internally Illuminated Fascia Sign | The Bishop Langley North Road Durham DH1 4PW (25 November)
 - DM/19/03436/TPO** | To prune overhanging branches of Ash, Sycamore, Maple, Elm and Poplar trees back in line with the boundary | 24 Westhouse Avenue Nevilles Cross Durham DH1 4FH (25 November)
 - DM/19/03438/FPA** | Change of use from single dwelling house C3 with two bedrooms to HMO with 4 bedrooms and dormer window to rear roofslope | 29 Lawson Terrace Durham DH1 4EW (25 November)

7. **Consideration of Parish Council Planning Committee budget for the financial year 2020-21**
8. **Consideration of Minister's response to the Parish Council in relation to Central Government financial support for areas with a high number of council tax class M and N properties.**
9. **County Durham Plan**
 - a. **To note the replies to Inspector's Supplementary Questions on Matters 5-7**
 - b. **To note any replies to Inspector's Action Points on Matters 1-4**

10. Proposed new County HQ on the Sands (planning reference DM/18/02369/FPA): Any relevant developments

11. Dates of future meetings

22 November 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

6 December 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. Deregistration of common land: consideration of our response to the County Council's response to representations received.

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

Adam Shanley
Clerk to the City of Durham Parish Council

City of Durham Parish Council

Minutes of Planning Committee meeting held at 14:00 pm on Friday 25th October 2019 in Office 2, Clayport library building, 8 Millennium PI, DH1 1WA.

Present: Cllr R Cornwell (in the Chair), Cllr J Ashby, Cllr V Ashfield, Cllr L Brown and Cllr C Reeves

Also present: Parish Clerk Adam Shanley, Cllr Esther Ashby, Paul Dobson and Dave Thornton (CAMRA Durham Chair and Pubs Officer respectively).

1. Welcome and apologies

Apologies received from Cllrs J Elmer and G Holland

2. To receive any declarations of interest from members

Cllr J Ashby declared an interest in planning applications DM/19/03330/FPA and DM/19/03332/LB

3. To receive and approve as a correct record the minutes of the meeting on 10 October 2019

The Minutes of the meeting held on 10th October were unanimously **agreed** as a true and accurate record of proceedings.

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

Cllr Esther Ashby advised that she was attending to discuss application DM/19/02640/AD.

Paul Dobson and Dave Thornton advised that they were attending to discuss applications **DM/19/02871/AD** (Replacement Signage), **DM/19/02874/LB** (External Re-decoration), **DM/19/02966/FPA** and **DM/19/02967/LB** (both Internal Alterations and Refurbishment of External Customer Area). However, at this stage at the meeting, both advised that they were aware of the Parish Council's application to have the Woodman Inn pub registered as an Asset of Community Value. Dave advised that this is something which CAMRA would be looking to support.

Concern was expressed at the meeting about the pub's future use potentially being another PBSA (Purpose-Built Student Accommodation). Cllr J Ashby advised that the future use of the Woodman Inn pub must meet the needs of the community. Cllr V Ashfield advised that she was aware of a number of local groups who used to meet at the Woodman Inn pub who are now unable to due to its current closure.

5. Matters arising:

- a. Reconsideration of decision to note planning applications **DM/19/02871/AD** (Replacement Signage), **DM/19/02874/LB** (External Re-decoration), **DM/19/02966/FPA** and **DM/19/02967/LB** (both Internal Alterations and Refurbishment of External Customer Area) all at the Half Moon Hotel 86 New Elvet Durham DH1 3AQ.

Paul Dobson and Dave Thornton expressed a number of concerns in relation to these applications and felt that the Parish Council ought to be aware of this.

Paul advised that The Half Moon is a traditional public house in the city and though the current Half Moon emblem is of no great age, it has become a landmark feature in the city which would be a great shame to lose. Dave advised that he was concerned at the proposal to adorn the current blank front wall with a painted sign for no particular reason, as the Half Moon sign could instead hang here or at the same level as the new sign.

Dave advised that the painted sign appears to be in no way authentic or representative of the Half Moon's history. Dave advised that the company's own heritage statement on the application confirms it was not converted from a private house into a public house or inn until the late 19th century though it claims to be 'established in 17th century. It also goes on to mention 'Bed for the night', 'good food' and 'stabling for horses'. Dave advised that there is no evidence that these were ever offered and they certainly are not now.

It was **agreed** that the Parish Council should respond with a letter of support to CAMRA's representation on these applications. Cllr R Cornwell **agreed** to draft the response.

- b. to approve the following responses (for text of letter see Parish web site):
DM/19/02988/FPA | 11 Juniper Way Durham DH1 4GZ. The text for this response was **agreed** by the Committee.
DM/19/03007/FPA | 30 May Street Durham DH1 4EN. The text for this response was **agreed** by the Committee.
DM/19/03018/VOC | 24 The Avenue Durham DH1 4ED. The text for this response was **agreed** by the Committee.
DM/19/03033/FPA | Old Coach House 2 Percy Terrace Durham DH1 4DY. The Clerk advised that he had not yet received a copy of the proposed response to this application. The Chair **agreed** to send this to the Clerk.

6. Neighbourhood Plan

The Chair reminded Councillors that the latest version of the Neighbourhood Plan was **agreed** at yesterday's Full Parish Council meeting (24th October 2019) and that the supporting documentation would be **agreed** in writing as per the Council's decision.

Cllr J Ashby advised that the Parish Council may wish to consider options for printing the latest version of Plan and supporting documentation to ensure the public and the Examiner had the latest version of each document.

7. County Durham Plan

- a. Members **agreed** to note the replies to Inspector's Supplementary Questions on Matters 1-4
- b. Consideration of draft replies to Inspector's Supplementary Questions on Matters 5-7. Cllr J Ashby advised that the City of Durham Trust would be responding to these on behalf of the coalition and the Parish Council would simply need to approve/ support these responses.
- c. Verbal report on week 1 of the Examination in Public (Matters 1-4). The Chair advised that he had no further updates following that which was provided at the Parish Council's Full Council meeting yesterday (24th October 2019). However, the Chair did stress that Matter 7 would relate to the University and it is important that representation on this Matter is provided.

- d. Verbal report on the County Durham Vision 2035. The Chair provided a verbal update following the Partnership meeting where the County Durham Vision 2035 was presented. The Chair advised that he felt that the meeting was more about the past as opposed to actually looking forward. The Chair also remarked that the Vision provided no measurables upon which to decide how the Vision 2035 was being achieved. This latter point was seconded by Cllr V Ashfield who felt a number of key performance indicators should be attributed to the Vision 2035.

8. Proposed new County HQ on the Sands (planning reference DM/18/02369/FPA): Any relevant developments

The Chair advised that the Parish Council is still waiting to hear back from its objection to the de-registration of the Common Land. The Clerk advised that he would update Councillors once he had heard back from the Planning Inspector.

9. Proposed amendment to the definitive map of public rights of way at Baxter Wood, Durham

The Clerk advised that he had received correspondence from the County Council in relation to a statutory consultation (under the Wildlife and Countryside Act 1981) for a proposed amendment to the Definitive Map of Public Rights of Way at Baxter Wood Durham City. The County Council had advised that the initial application was for Restricted Byway status. However, after consultation with the applicant, the County Council has decided to proceed with the application as a Bridleway.

The Committee considered the consultation and **agreed** to support the application as a Bridleway, with the caveat that additional signage be provided that horses riders were often present in the area and drivers should take caution.

10. Planning applications: To consider making representations on the following (the date in parenthesis is the deadline to call the application to committee):

DM/19/02640/AD | Display of bronze plaque to display information related to St. Cuthbert and The Journey Statue. | Clayport Library 8 Millennium Place Durham DH1 1WA (8 November). It was **agreed** to defer consideration of this application until further information be made available, Cllr J Ashby **agreed** to draft a response for Committee approval should further information be made available on this application ahead of the next Committee meeting.

DM/19/02996/LB | Various restoration and repair works to Listed Building (including roof coverings, rain water goods, external staircase, windows to front, re-pointing, rendering, replacement of boundary wall and bird netting) | 6 - 7 Market Place Durham DH1 3HL (8 November). It was **agreed** to note this application.

DM/19/03030/AD | Dibond Sign mounted to the front of the shop Height 80 cm x 490 cm length with the white background to match the style of the shop front sounding and orange text to match company colours. | 9 Silver Street Durham DH1 3RB (1 November). It was **agreed** to write to DCC to ask for this application to be reconsulted on as no heritage statement had been provided as part of the application. The Clerk **agreed** to write to DCC.

DM/19/03139/FPA | Construction of extension, new bin store and associated works. | Crematorium South Road Durham DH1 3TQ (28 October). It was **agreed** to object to this application. The Clerk **agreed** to draft the reply to this application.

DM/19/03143/LB | To retain the timber clad fridge storage structure

(retrospective) and to raise the existing masonry walls to north and east elevations to a height of 2.46m to form masonry screen to rear yard area of 44 Saddler Street, Durham | Basement 41 - 42 Saddler Street Durham DH1 3NU (7 November). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the reply to this application.

DM/19/03170/CEU | Certificate of lawful use application for the change of use of C3 Dwellinghouse to C4 HMO prior to the Article 4 Direction coming into force | 11 Mayorswell Close Durham DH1 1JU (6 November). It was **agreed** to object to this application. Cllr R Cornwell **agreed** to draft the reply to this application.

DM/19/03173/LB | Repairs to the existing timbers within the shopfront. Amendments to the shopfront design to allow for retention of the existing timbers. Replacement of the timber landings, goings, risers and stringers to the stair with new softwood to match the configuration of the existing. | 34 - 35 Saddler Street Durham DH1 3NU (7 November). It was **agreed** to note this application.

DM/19/03176/FPA | Change of use of the dwelling (use Class C3) to a small House in Multiple Occupation (use Class C4) | 18 Mavin Street Durham DH1 3AU (7 November). It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the reply to this application.

DM/19/03177/FPA | Change of use of the dwelling (C3) to a small House in Multiple Occupation (C4) | 13 Mavin Street Durham DH1 3AU (14 November). It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the reply to this application.

DM/19/03188/FPA | Two-Storey Front, Side and Rear Extensions (Re-submission DM/19/01612/FPA) | Fourstones Newcastle Road Crossgate Moor Durham DH1 4HX (1 November). It was **agreed** to note this application.

DM/19/03200/FPA | Detached shed | 9 St Giles Close Gilesgate Durham DH1 1XH (5 November). It was **agreed** to note this application.

DM/19/03229/FPA | Erection of two storey pitched roof extension to side of existing dwelling | 4 Whitesmocks Durham DH1 4HW (5 November). It was **agreed** to note this application.

DM/19/03257/FPA | Change of use from small HMO (Use class C4) to 9 bed large HMO (Use Class *Sui Generis*) including erection of part two-storey/part single-storey extension to rear and pitched roof over existing flat roof at side. | 32 Whinney Hill Durham DH1 3BE (11 November). It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the reply to this application and request this be called to Committee if minded to approve.

DM/19/03281/FPA | Single storey rear extension, construction of garden room and WC above existing garage, replacement basement window and door and roof to the existing rear offshoot and rendering of walls, steel steps to the front, simplifying the soil stack arrangement to the front elevation. | 14 Albert Street Durham DH1 4RL (11 November). It was **agreed** to note this application.

DM/19/03285/FPA | Proposed Rear Porch | Rosslyn The Avenue Durham DH1 4DX (8 November). It was **agreed** to note this application.

DM/19/03297/TPO | Fell 2no. Lime trees (T1 + T2) and 2no. Sycamore trees (T3 + T4), crown reduce and reshape by 3-4m to 2no. Sycamore trees (T5) also remove epicormic growth from main stem (T6) and remove epicormic growth from main stem to 1no. Oak tree | 5 Bishops Gate Durham DH1 4JU (7 November). It was **agreed** to note this application.

DM/19/03311/TPO | Reduce height by 2.5m and prune sides to balance/shape

of two Birch trees and reduce height by 3m and prune top to shape of one Cedar tree in rear garden area (protected by a tree preservation order). | 7 Almoners Barn Durham DH1 3TZ (11 November). It was **agreed** to note this application. **DM/19/03317/CPO** | Certificate of lawfulness for a proposed use to replace the existing timber windows with upvc and replace front door. | 6 Mitchell Street Durham DH1 4DQ (Not available). It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the reply to this application. **DM/19/03330/FPA** and **DM/19/03332/LB** | Change of use of ground floor of small C4 HMO to podiatry clinic (D1 use) | 45 Claypath Durham DH1 1QS (11 November). It was **agreed** to note this application.

11. Dates of future meetings

8 November 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

22 November 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

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