

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

13 April 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us04web.zoom.us/j/73285384311>

Meeting ID: 732 8538 4311

Dear Planning Committee Member,

In accordance with both the Local Government Act 1972 and the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of local authority and Police and Crime Panel meetings) (England and Wales) Regulations 2020, I hereby give you notice that a meeting of the **Planning Committee** will be held **via Zoom** on **Friday 17 April 2020 at 14:00m** 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 6 March 2020.**
- 4. To receive any public participation comments on the following agenda items. Please email the Parish Clerk parishclerk@cityofdurham-pc.gov.uk to register to speak.**
- 5. Matters arising:**

to approve responses on the following planning applications (for text see Parish website):

a. Considered at the Planning Committee held on 6 March 2020:

DM/20/00102/FPA | Change of use from retail to C4 HMO with 4 bedroom units | 44 Saddler Street Durham DH1 3NU

DM/20/00165/FPA | Proposed retention of 2 timber dugouts erected to the north west of the existing artificial turf pitch. | Durham School Quarryheads Lane Durham DH1 4SZ

DM/20/00341/AD | Display of 1 no. advertisement board for the Three Tuns Student Accommodation development. | 10 New Elvet Durham DH1 3AQ

DM/20/00387/FPA | Erection of two detached Houses in Multiple Occupation (Use Class C4) | Land To The West Of The White House Newcastle Road Crossgate Moor Durham DH1 4HZ

b. Agreed to respond under emergency delegated powers:

DM/20/00340/FPA | Extension and alteration of existing building to provide increased/reconfigured living accommodation to 6 apartments. | 1A - 1F Victoria Terrace

Durham DH1 4RW

DM/20/00544/FPA | Change of use from bar (A4 use) to hot food takeaway (A5 use) with ancillary A4 use and minor changes to shop front | 33 Saddler Street Durham DH1 3NU

DM/20/00575/FPA and **DM/20/00576/ LB**: | Partial demolition, rebuild and extension of South Gate House to form dwelling, restoration of North Gate House for use as a store & ancillary infrastructure including carport, fencing, and footpath. | Gatehouses Mount Oswald South Road Durham DH1 3TQ

DM/20/00606/LB | Listed building consent to replace 3 no. existing stone spitters on a like for like basis to the north elevation parapet wall of the Exchequer Building. | Durham University Palace Green Library Palace Green Durham DH1 3RN

DM/20/00642/FPA | Demolition of existing single storey off-shoot extensions, replacement with two storey extension and replacement of rear brick boundary wall with 1.9m high timber fence | 1 Boyd Street Durham DH1 3DP

DM/20/00702/VOC | Variation of condition 2 of DM/18/02369/FPA (Erection of office headquarters with associated works and car parking) to permit installation of PV cells and roof terrace | The Sands Carpark And Durham Sixth Form Car Park Site Freemans Place Durham DH1 1SQ

DM/20/00760/LB | Listed Building Consent relating to repairs to the external fabric of the building, including works to replace part of the roof to the Council Chamber, repairs to chimneys, roof coverings, stonework and exterior plumbing. | Durham Miners Hall Red Hill Flass Street Durham DH1 4BE

DM/20/00832/FPA | Conversion and extension of the existing garage block to provide a two-storey building accommodating 2No. two-bedroom flats (Use Class C3) | Land Adjacent To The Lodge Laburnum Avenue Durham

c. To consider draft letters for responses not yet sent:

DM/20/00841/FPA | Two storey rear extension and change of use of 5 bed small HMO (C4) to 7 bed larger HMO (sui generis) | 13 Flass Street Durham DH1 4BE

DM/20/00865/FPA | Change of use from a C3 family house to a C4 HMO, demolition of existing garage and replacement with two story side extension and single extension to rear | 11 Cedar Drive Durham DH1 3TF

d. To reconsider the following:

DM/20/00185/LB Change of use from retail to C4 HMO with 4 bedroom units | 44 Saddler Street Durham DH1 3NU *On further consideration there do not appear to be any listed building issues.*

DM/20/00885/AD | Various advertisements including 3no. digital display boards, new staircase signage and temporary advertisements relating to new retailers and temporary closure of car park 1 (part retrospective). | The Riverwalk Millburngate Durham DH1 4SL

DM/19/03968/FPA | Extension and conversion of the multi-level decked car park to form 8no. 2-bed apartments. | William Robson House Claypath Durham DH1 1SA (new plans submitted)

- 6. Neighbourhood Plan Consultation:** update
- 7. Common Land at The Sands:** To confirm arrangements to be represented by a barrister, and appearances at the public enquiry.
- 8. County Durham Plan:** To note the County Council's response to Inspector's Notes 21 and 22, and consider what further steps may be necessary.
- 9. Briefing on plans for Aykley Heads:** report from meeting of 13 March.
- 10. To consider these planning applications** (the date in brackets is the deadline to call to committee):

To note:

DM/20/00828/FPA | Two storey side extension in place of existing two storey side extension. | 14 North End Durham DH1 4NJ (28 April)

To consider making representation:

DM/20/00889/FPA | Erection of a two storey rear extension, single storey extension, detached garage and associated remodelling works | Hillcrest Springfield Park Durham DH1 4LS (7 May)

DM/20/00911/FPA | Change of use of upper floors from retail including loft conversion into residential accommodation providing 4no. bedroom with shared living accommodation (Revised and Resubmitted) | 9 And 9A Silver Street Durham DH1 3RB (7 May)

DM/20/00912/FPA | Demolition of bus station and erection of a replacement including office space | Bus Station North Road Durham DH1 4SG (30 April)

DM/20/00944/FPA | Dormer window to front and side roof slopes | 1 Viewforth Villas Crossgate Moor Durham DH1 4AF (30 April)

11. Dates of future meetings

Friday 1 May 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 15 May 2020 - 14.00 to 16.00 hrs – via Zoom.

And, pursuant to the provisions of the above-named Acts, 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 6th March 2020 in Office 2, Clayport library building, 8 Millennium Pl, DH1 1WA.

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

Also present: Parish Clerk Adam Shanley and Mr John Pacey

1. Welcome and apologies

Apologies were received from Cllr J Elmer.

2. To receive any declarations of interest from members

Cllrs J Ashby, R Cornwell and C Reeves declared an interest in applications DM/20/00525/FPA and DM/20/00526/LB.

Cllr L Brown declared an interest in application DM/20/00165/FPA and in item 12.

3. To receive and approve as a correct record the minutes of the meeting on 21 February 2020

The minutes of the meeting held on 21st February 2020 were unanimously agreed as a true and accurate record of proceedings.

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

Mr John Pacey advised that he would be objecting to application DM/20/00387/FPA and he wanted to hear how the Parish Council would respond to this application.

5. Matters arising: to approve responses on the following planning applications (for text see Parish website):

DM/20/00262/FPA | Erection of part two-storey/part single-storey extension at rear of existing small HMO (use class C4). | 75 Whinney Hill Durham DH1 3BG. The response to this application was **agreed** by the Committee.

DM/19/03159/FPA and DM/19/03160/AD - The Curious Mr Fox, Units 35A-C The Riverwalk Millburngate Durham DH1 4SL. The responses to these applications were **agreed** by the Committee. The Committee also **agreed** that application DM/19/03159/FPA should not go to the Central and East Planning Committee and should instead be decided under delegated authority.

6. Resisting conversions of family homes to student accommodation

Cllr L Brown advised that she had contacted Spatial Policy at DCC again regarding the progress of extending the Article 4 Direction. Cllr L Brown advised that this seemed to be taking longer than originally envisaged.

The Chair reminded Members that the Full Parish Council meeting had agreed to delegate responsibility to the Parish Council Planning Committee to decide on contracting the services of a planning consultant to formulate an evidence base for the extension of the Article 4 Direction. The Clerk advised that three quotes had been received in accordance with Standing Orders and the Committee **agreed** to contract the services of the most cost-effective consultant.

7. County Durham Plan

Members welcomed the news following the Inspector's Note 21 regarding deletion of the Northern and Western Relief Roads from the County Durham Plan.

Cllr J Ashby advised that he felt that there is lots to hope for and the Inspector now has the opportunity to protect the greenbelt.

The Chair advised that he felt that the dualling of the A167 travelling South bound from the Sniperley roundabout now looked possible.

The Chair also advised that the consultation on the main modifications is a chance to have a say on strategic and non-strategic policies in line with the National Planning Policy Framework.

Mr John Pacey advised that he felt that the collaborative working between the Parish Council, the City of Durham Trust and the Greenbelt Group had worked very well.

8. Neighbourhood Plan Consultation

The Chair reminded Members that the Regulation 16 consultation had now ended and a number of representations had now been submitted.

The Chair advised that he and other Members of the Neighbourhood Plan Working Party were concerned that DCC may have considered the wrong version of the document in their submission. He was also concerned that the Examiner had been misinformed by the County Council on two other matters. An urgent meeting with the County Council had been sought by the Clerk to discuss this and a letter to the Examiner Tony Burton has now been sent in order to clarify the position on this.

The Clerk updated the Committee on an e-mail received from the Spatial Planning officer dealing with the Neighbourhood Plan which stated that he was not aware of a Habitats Regulation Assessment and of a number of emails pertinent to the Plan. It was agreed that the Chair, Vice-Chair and the Clerk seek a meeting with the officer as soon as possible.

9. New County HQ on the Sands (planning reference DM/18/02369/FPA)

The Clerk advised that he is still awaiting confirmation on the date and time of the upcoming Stakeholder Engagement meeting.

The Chair also advised that correspondence had been received from Mr Tony Cowan regarding the issue of flooding at the site. It was **agreed** that the Clerk should write to the Environment Agency about this in order to seek assurances from them on this issue.

10. To consider these planning applications (the date in brackets is the deadline to call to committee):

a. To note the following

DM/20/00083/TPO | Remove deceased branch from 1 no. Maple tree | 15 Faraday Court Nevilles Cross Durham DH1 4FG (16 March). It was **agreed** to note this application.

DM/20/00240/CEU | Certificate of lawfulness application for an existing use for the change of use of C3 Dwellinghouse to large HMO (Sui generis) | First And Second Floor Flat 89A Claypath Durham DH1 1RG (11 March). It was **agreed** to note this application.

DM/20/00378/FPA | Two-Storey Side and Rear Extensions plus Single-Storey Rear Extension | 3 The Grove North End Durham DH1 4LU (17 March). It was **agreed** to note this application.

DM/20/00472/TPO | Fell 1 no. Ash (T1) and remove 1 stem to 1 no. Cherry (T2) | St Cuthberts Hospice Park House Road Durham DH1 3QF (20 March). It was **agreed** to note this application.

b. To consider making representations on the following

DM/20/00102/FPA and **DM/20/00185/LB** | Change of use from retail to C4 HMO with 4-bedroom units | 44 Saddler Street Durham DH1 3NU (19 March). It was **agreed** to object to this application. Cllr V Ashfield **agreed** to draft the response to this application.

DM/20/00165/FPA | Proposed retention of 2 no. timber dugouts erected to the north west of the existing artificial turf pitch. | Durham School Quarryheads Lane Durham DH1 4SZ (6 March). It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/20/00341/AD | Display of 1 no. advertisement board for the Three Tuns Student Accommodation development. | 10 New Elvet Durham DH1 3AQ (18 March). It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/20/00387/FPA | Erection of two detached Houses in Multiple Occupation (Use Class C4) | Land To The West Of The White House Newcastle Road Crossgate Moor Durham DH1 4HZ (18 March). It was **agreed** to object to this application and also to call this to the Central and East Planning Committee if minded to approve. Cllr R Cornwell **agreed** to draft the response to this application.

DM/20/00431/FPA | Conversion of garage/workshop to 2-bedroom cottage | 67 Hallgarth Street Durham DH1 3AY (18 March). It was **agreed** to note this application.

DM/20/00525/FPA and **DM/20/00526/LB** | Replacement of existing single patio door and side windows with double patio doors in existing opening and internal alterations to ground floor layout. | Bede Rest Beech Crest Durham DH1 4QF (20 March). It was **agreed** to note these applications.

DM/20/00536/FPA | Single storey rear extension with first floor terrace above | Deynhouse Deyncourt Durham DH1 3QB (19 March). It was **agreed** to note this application.

c. To consider whether any further action is necessary following the refusal of the appeal for 24 Nevilledale Terrace Durham DH1 4QG (reference DM/19/01418/FPA). Committee Members felt that this was a good result and it was noted that this property is now on the market for sale.

11. Review of Looking Forwards document to assist in the formation of the Parish Council Strategy 2020/21

The Clerk reminded Councillors of the need to formulate the Planning Committee's submission to the Parish Council Strategy 2020-21. The Chair requested that Members of the Committee provide feedback to the Clerk by 13th March on this for the Clerk to draft this.

12. To consider making representations on the following Traffic Regulation Order consultation: Durham City South West, Parking and Waiting Restrictions

Order 2013, Amendment Order No 1 Order 2020 – report included. It was **agreed** to note this consultation.

13. Dates of future meetings

20 March 2020 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

Thursday 2 April 2020 - 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