

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

27 April 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/85228062015>

Meeting ID: 852 2806 2015

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 in **via Zoom** on **Friday 1 May 2020 at 14:00pm** 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 17 April 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:**

a. **Applications previously considered**

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: To note that this application has been **refused**.

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: To approve the further Parish response dated 24 April, and any subsequent responses from the applicant.

b. **To approve responses on the following planning applications:**

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

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/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

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

c. To consider the proposed response to application DM/20/00912/FPA from the Parish Council Environment Committee.

- 6. Neighbourhood Plan Consultation:** update from Independent Examiner
- 7. County Durham Plan:** report on proposed plans for the A167
- 8. To consider these planning applications** (the date in brackets is the deadline to call to committee):

a. To note:

DM/20/00730/FPA | Replacement render on front elevation to match existing | 21A South Street Durham DH1 4QP (21 May)

DM/20/00952/TPO | Felling of trees T458, T471, T472, T504, T513 and T528. Reduction of trees T505, T506, T515 T517 to form 3m high wildlife monoliths. Pruning of trees T485, T486, T487, T488, T489, T491, T495, T497, T501, T510, T526 and T548. | Mount Oswald Golf Club South Road Durham DH1 3TQ (6 May)

DM/20/01003/FPA and **DM/20/01004/LB** | Internal Alterations | Soanes House Burn Hall Durham DH1 3SS (12 May and 21 May respectively)

b. To consider making representations

DM/20/00930/FPA | Single storey rear extension to existing C4 property | 3 Juniper Way Durham DH1 4GZ (14 May)

DM/20/00943/FPA | Erection of 2 no. dormer windows to rear | 36 Wearside Drive Durham DH1 1LE (14 May)

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

DM/20/00996/FPA | Change of use from existing 6 bed small HMO (use class C4) to 7 bed large HMO (use class sui-generis) including erection of single-storey extension to rear, new window to gable elevation and rooflights to accommodate a loft conversion. | 35 Hawthorn Terrace Durham DH1 4EL (14 May)

DM/20/01008/FPA | Erection of community centre building with associated bin store and cycle parking | Low Barn Recreation Ground Off Park House Road Durham DH1 3QF

DM/20/01018/FPA | Change of use from C3 Residential Property to C4 Student HMO for 5 Students | 1 Wearside Drive Durham DH1 1LE (21 May)

9. Dates of future meetings

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

Friday 29 May 2020 - 14.00 to 16.00 hrs – via Zoom.

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 via Zoom at 14:00 pm on Friday 17th April 2020.

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

Also present: Parish Clerk Adam Shanley and Mr John Lowe, Mr Michael Hurlow and Mr Timothy Clark (members of the public)

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members

Cllr L Brown declared an interest in application DM/20/00865/FPA and took no part in the discussions on this application.

Cllrs J Ashby, L Brown and R Cornwell also declared an interest in item 7 of the Agenda insofar as it related to the offer of £500 from the City of Durham Trust towards legal representation at the public inquiry and took no part in the discussions insofar as it related to this matter of item 7.

3. To receive and approve as a correct record the minutes of the meeting on 6 March 2020

The Minutes of the meeting held on 6th March 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 Lowe advised that he was attending to hear discussions on application DM/20/00912/FPA and the item relating to the de-registration of the common land.

Mr Michael Hurlow advised that he was attending to hear discussions on applications DM/20/00912/FPA and DM/20/00885/AD.

The Clerk also advised that he had received a copy of two objection letters to application DM/20/00865/FPA – one from Mr Anthony Richardson and another from Ms Denise Hardy. Both asked if the Parish Council would consider objecting to this application.

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. The response to this application was **approved** by the Committee.

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. The response to this application was **approved** by the Committee. The Committee considered the heritage statement which has now been submitted to support the application from the school and felt that this did not amend the grounds for objection on

this application. It was **agreed** that the Clerk should simply write to the planning officer advising that the Committee had considered the additional document but would be maintaining the objection 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. The response to this application was **approved** by the Committee. Cllr R Cornwell also advised that the Parish Council's response to this application was not showing in the documents tab on the online County Council planning portal. The Clerk advised that he would write to the case officer to have this fixed.

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 The response to this application was **approved** by the Committee.

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. The response to this application was **approved** by the Committee.

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. The response to this application was **approved** by the Committee.

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. The response to this application was **approved** by the Committee.

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. The response to this application was **approved** by the Committee.

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. The response to this application was **approved** by the Committee. Cllr R Cornwell also advised that the plans had been amended slightly so that the 1.9m high timber fence is now slightly larger and will be a brick wall. It was **agreed** to maintain support for this application.

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. The response to this application was **approved** by the Committee.

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. The response to this application was **approved** by the Committee.

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. The response to this application was **approved** by the Committee.

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. The Committee **agreed** the latest version of the objection letter to this application.

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. The Committee considered the written representations received from Mr Anthony Richardson and Ms Denise Hardy. The Committee concluded

that, although the application site was not covered by the Article 4 Direction and therefore the Interim Policy on Student Accommodation did not apply and would not in any case as the percentage within a 100m radius did not exceed 10%, there were other material planning grounds for objecting to this application. Cllr R Cornwell raised a concern about the impact of the extension on the sewer of the property and asked if Northumbrian Water had been consulted. It was **agreed** to object to this application and it was also **agreed** to call this application in to the Central and East County Planning Committee in view of the high level of public objections to the application. It was also **agreed** that the Clerk should write to the planning officer to request that Northumbrian Water be consulted on this application in view of the concern raised about the sewer. Cllr G Holland **agreed** to draft the response to this application.

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. The Committee concluded that, whilst they maintain their objection to the full planning application DM/20/00102/FPA which also relates to this property, after subsequent consideration, there were no material planning grounds to object to this listed building application and therefore the Committee **agreed** to note this application.

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. The Committee concluded that the signage for the temporary closure of the car park and the new stair access were acceptable and that the temporary signage relating to new premises was also acceptable. The Committee **agreed** to object to the illuminated display boards and in particular to the display board proposed for Framwelgate Bridge. The Clerk **agreed** to draft the response to this application.

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). The Committee considered the new plans for the development as submitted by the applicant and concluded that this did not address the Committee's original grounds for objecting to this application. It was **agreed** that the Clerk write to the planning officer acknowledging the new plans but stating that the Committee maintains its original objection.

6. Neighbourhood Plan Consultation

The Chair advised that the Independent Examiner is continuing his work on the neighbourhood plan whilst in isolation. The Clerk reported that other Neighbourhood Plans had been impacted by the Covid-19 situation as they were unable to progress Regulations 14 and 16 due to the lockdown measures in response to Covid-19 and had to be delayed as a consequence. It was **agreed** that the Clerk also provide a progress report for the next Planning Committee meeting on the Plan.

7. Common Land at The Sands

The Clerk advised that he had now registered all Parish Councillors to attend the public inquiry into the de-registration of the common land at the Sands. The Clerk also reported that the Parish Council had accepted the City of Durham Trust's offer of support in objecting to the plans and also the proposed £500 contribution toward the costs of legal representation being shared between the City Freemen and the Parish Council. The Committee agreed to place on record its thanks to the City of Durham Trust for this.

Cllr L Brown asked whether there had been any further thought about crowd funding for the costs of legal representation at the inquiry. The Committee felt

that the Parish Council had sufficient funds to cover this from its own budget and the Clerk confirmed that the Freemen would again be sharing the costs with the Parish Council on a 50/50 basis.

8. County Durham Plan

The Committee noted the County Council's response to Inspector's Notes 21 and 22. The Committee noted in particular that the Inspector has indicated that he is content that the proposed main modifications submitted by the County Council are sufficient to make the plan sound.

The Committee considered the matter of the public consultation on these main modifications and proposed that the City of Durham Coalition (which includes the Parish Council, the City of Durham Trust and the Friends of Durham Greenbelt) be re-established in order to respond to the consultation on these main modifications. The Committee felt that the Coalition carried out an awful lot of work in the earlier stages of the plan with the arrangement that the Parish Council Planning Committee assumed responsibility for agreeing the responses on behalf of the Parish Council.

Cllr J Ashby commended the Inspector for his work to date and advised that he felt the Inspector had been very wide ranging in amending aspects of the plan beyond the issue of soundness and therefore it was still important to make strong representations on various aspects of the Plan.

It was **agreed** that the Clerk should write to the Full Parish Council to seek their agreement for the re-establishment of the City of Durham Coalition and to the Planning Committee assuming responsibility for agreeing, on behalf of the Full Parish Council, all representations made by the Coalition.

9. Briefing on plans for Aykley Heads

The Clerk advised that, on 13th March, the Parish Council was given a briefing by Stuart Timmiss and Dave Wafer about the way forward for the Aykley Heads Strategic Employment Site. At the meeting, it was advised that, in September there will be a planning application in outline for the whole site and a detailed application for the first office building. The County Council is proposing the submission of a hybrid application which comprises a detailed application for office use on Plot C and an outline application for phases one and two.

The Clerk advised that, prior to this, there will be publicity and discussions; there were supposed to be two drop-in sessions to look at plans and give thoughts but these had to be cancelled due to the Covid-19 restriction measures.

The Clerk advised that the full plans are available on the County Council's website.

The Clerk also advised that Dave Wafer had indicated that the plans would eventually include the doubling in size of the Sniperley park and ride car park. Cllr J Ashby advised that he had drafted a response to the consultation and this had been circulated to Members. The Clerk advised that he would re-send this and seek views on this response by no later than 5pm on Monday 20th April. The Chair thanked Cllr J Ashby for drafting the response.

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). It was **agreed** to note this application.

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). It was **agreed** to note this application.

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). It was **agreed** to object to this application. Cllr R Cornwell **agreed** to draft the response to this application.

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). It was **agreed** to welcome the proposals in principle but to request certain amends to the application in line with the Parish Council's original response to the pre-application consultation. Cllr J Ashby **agreed** to draft the response to this application.

DM/20/00944/FPA | Dormer window to front and side roof slopes | 1 Viewforth Villas Crossgate Moor Durham DH1 4AF (30 April). The Chair advised that there was an error with the plans submitted with the application. It was **agreed** that the Clerk should write to the planning officer requesting that the plans be amended.

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.

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