

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

25 May 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/86494055014>

Meeting ID: 864 9405 5014

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 29 May 2020 at 2pm** 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 15 May 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. To approve the following submissions:**
 - Treatment of newly built properties
 - Attic conversions in student HMOs
 - Public access to planning decisions
 - b. To approve responses on the following planning applications:**
 - DM/20/00873/FPA** | Demolition of the former North East Motorcycles showroom and construction of a three storey building, and construction of a three storey residential building on the land to the rear to create 16 self-contained C3 apartments | North East Motor Cycles Darlington Road Durham DH1 4PE
 - DM/20/00978/FPA** | Conversion of store room to bedroom and addition of new window. | 4 Southend South Road Durham DH1 3TG
 - DM/20/01068/FPA** | Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) | 8 High Wood View Durham DH1 3DT

DM/20/01094/FPA | Single storey ground floor extension to existing visual arts building | Arts Block Durham Sixth Form Centre The Sands Durham DH1 1SG

DM/20/01100/FPA | Change of use of former Caretakers Lodge to art workspace and gallery space and the erection of a two storey extension to the rear. | Durham Sixth Form Centre The Sands Durham DH1 1SG

DM/20/01107/FPA | Resubmission of DM/20/00387/FPA for the erection of a single House in Multiple Occupation (Use Class C4) | Land To The West Of The White House Newcastle Road Crossgate Moor DH1 4HZ

DM/20/01124/FPA | Retention of use of land for 2 car parking spaces. | Land To South Of Flass Vale House Ainsley Street Durham DH1 4BJ

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

a. To note:

DM/20/01149/FPA | Demolition of existing garage, side and rear extension to west gable, side extension to east gable, new front porch, new windows and external wall coverings, and new driveway access | 9 Farnley Ridge Durham DH1 4HB (11 June)

DM/20/01154/FPA | Extract ventilation upgrade works, replacement of existing external and additional mechanical plant and equipment and re-roofing | Christopherson Building Annexe Science Site South Road Durham DH1 3LE (3 June)

b. To consider making representations

DM/19/03194/FPA | To install dormer window to rear roof slope of property | 2 D L I Cottages Back Western Hill Durham DH1 4RQ (11 June)

DM/20/01261/FPA | Change of Use from Dwellinghouse (Class C3) to House in Multiple Occupation (Use Class C4). | 64 Gilesgate Durham DH1 1HY (12 June)

DM/20/01285/FPA | Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) | 42 The Sidings Gilesgate Durham DH1 1HS (12 June)

7. Possible Supplementary Planning Document on Tree Management – report included.

8. Main Modifications to the County Durham Plan: To decide which of these to respond to, what in outline that response should be, and who will draft each response. See the Schedule of Main Modifications at <https://durhamcc.objective.co.uk/portal/planning/mainmods?pointId=5644898> and the attached summary.

9. Dates of future meetings

Friday 12 June 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 26 June 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 15th May 2020.

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

Also present: Parish Clerk Adam Shanley and Mrs Valerie Standen, Mr John Lowe, Dr Malcolm Reed, Mr Mike Costello and Mr John Pacey (members of the public)

1. Welcome and apologies

No apologies received.

2. To receive any declarations of interest from members

Cllr L Brown declared an interest in applications DM/20/01129/FPA and DM/20/01107/FPA and took no part in the discussions on these applications.

3. To receive and approve as a correct record the minutes of the meeting on 1 May 2020.

The minutes of the meeting held on 1st May 2020 were unanimously agreed as a true and accurate record of proceedings.

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

The Clerk advised that he had received further written representations from Mr Anthony Richardson and Mrs Denise Hardie regarding the application for 11 Cedar Drive and that both letters had been circulated ahead of the meeting to all Members.

Mrs Valerie Standen advised that she was attending to listen to discussions on application DM/20/01124/FPA and also advised that she was representing Mr Ross Forbes and Mr Alan Mardghum (both of the Durham Miners Association) who had in turn asked her to put forward their objections to application DM/20/01124/FPA to the Parish Council.

Mr John Lowe advised that he was attending to listen to discussions on item 5b of the Agenda and also all applications under item 9 of the Agenda.

Dr Malcolm Reed advised that he was attending to listen to discussions on item 5b of the Agenda.

Mr Mike Costello advised that he was attending to listen to discussions on application DM/20/01124/FPA.

Mr John Pacey advised that he was attending to listen to discussions on item 5b of the Agenda and also on application DM/20/01107/FPA.

5. Matters arising:

a. To approve responses on the following planning applications:

DM/20/00841/FPA | Two storey rear extension to existing 5 bed small HMO (C4) to allow the creation of a 6th bedroom | 13 Flass Street Durham DH1 4BE. The Committee **approved** the response to this application.

DM/20/00930/FPA | Single storey rear extension to existing C4 property | 3 Juniper Way Durham DH1 4GZ. The Committee **approved** the response to this application.

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

DM/20/01008/FPA | Erection of community centre building with associated bin store and cycle parking | Lowes Barn Recreation Ground Off Park House Road Durham DH1 3QF. The Committee **approved** the response to this application.

DM/20/01018/FPA | Change of use from C3 Residential Property to C4 Student HMO for 5 Students | 1 Wearside Drive Durham DH1 1LE. The Committee **approved** the response to this application.

b. Possible upgrade of the A167: latest information

Cllr L Brown provided an update to the Committee following her meeting with the relevant DCC Highways Officers regarding the improvements to the A167 last Thursday. Cllr Brown advised that it appeared that Highways have been seriously considering implementing the report carried out by AECOM as an alternative to the Western Relief Road. Cllr Brown advised that this is despite the comment in the summing up of page 23 that the traffic modelling results do not demonstrate an overall improvement to current or future traffic issues.

Cllr Brown advised that Highways are considering putting traffic lights on the Sniperley roundabout which would help with pedestrian and cycle routes. Cllr Brown advised that this is being considered despite p21 of the AECOM report ruling this out due to the complexities of the junction and competing traffic flows. Cllr Brown advised that Highways feel that the benefits outweigh the risks to traffic flows and that she and Cllr Scott agreed with this. Cllr Brown advised that she felt that more attention needs to be given to traffic flows on Southfields Way and that she and Cllr Scott hope to see public transport prioritised above cars and possibly an Integrated Transport System with P&R sites being used as hubs. Cllr Brown advised that she had also publicised the AECOM report to residents along the A167 which has resulted in letters of complaint and suggestions to Highways. Cllr Brown advised that she and Cllr Scott have also asked that the good things in the AECOM report be kept i.e. 30mph limit and Toll House Road junction improvements.

Cllr Brown advised that the meeting had concluded with the agreement that Highways are going to write a report which prioritises pedestrians and cyclists rather than drivers.

Mr John Pacey thanked the Parish Council for their work and advised that, as Chair of the Western Relief Road Action Group, it would be useful to have an early indication from the Parish Council as to whether they would be contracting the services of a professional consultant to look into the proposed improvements of the A167.

The Committee felt that more information as to what is being proposed was needed before committing to such a decision.

Dr Malcolm Reed (member of the public and former Director of Transport Scotland) offered his services free of charge to the Parish Council and offered to draft a brief for any transport consultant to look into the issue of the A167. Dr Reed advised that he would be able to make this available to the Parish Council by mid-June. The Chair thanked Dr Reed for his kind offer and it was **agreed** to

allow Dr Reed to draft this brief for the Parish Council and to await further information of definitive proposals on the A167 from DCC.

6. Treatment of newly built properties

The Chair reminded Councillors of the recent correspondence regarding the determination of application planning application DM/19/03806/FPA for 7 Weardale Drive (now granted).

The officer's delegated report for this application raised wider matters of policy application and development management which the Parish Council highlighted to the County Council's Planning Department.

The application was granted largely because the percentage of properties benefiting from a class N exemption from Council Tax was below the 10% threshold contained in the Interim Policy of Student Accommodation. This percentage is calculated by looking at all the residential properties within a 100 metre radius of the application, and dividing the number with a Class N Exemption by the total number of properties. The Parish Council's argument that HMOs not occupied by students should also be counted was not accepted. However that is not the point at issue in this paper. The issue is how the total number of properties is calculated. In response to our submission, the County Council Planning Department replied:

"The council does seek to give consideration to commitments and the consented use of a scheme. For instance, if there are existing unimplemented permissions for Houses in Multiple Occupation within 100 metres of the application site, then these should be considered as part of an application for a change of use to an HMO. The view has been that it is reasonable to assume a development or change of use will come forward in line with its consent. Similarly, if a scheme has permission to come forward as a class C3 dwelling house residential use, then it also reasonable to assume it will come forward on this basis. Internal procedures for ensuring that unimplemented permissions for both HMO and Non HMO C3 uses are taken into consideration are currently being finalised".

As the procedures are being finalised, the Chair proposed that the Parish Council offer its perspective.

As the calculation is of the percentage of properties where a Class N exemption applies, the Chair reminded Members that some of these could well be in use class C3, if they are flats occupied by one or two students sharing. The Chair also reminded Members that there have been a number of cases recently where developers, refused permission for an HMO or a group of HMOs, have brought forward plans for the same site comprising studio flats with essentially the same number of bedrooms as the unsuccessful application.

It was **agreed** that the Parish Council writes to DCC Planning department to request that properties have a designated usage prior to approval. Cllr R Cornwell agreed to draft this letter.

7. Attic conversions in student HMOs

The Chair presented a report to the Committee stating the position of the Environmental Health officer on applications involving proposals to convert to HMOs or to extend an existing HMO. This includes the following requirement:

*"All habitable rooms, kitchens, bathrooms and water closet compartments shall have a minimum floor to ceiling height of 2.14 m (7'0"), **except in the case of existing attic rooms**, which shall have a minimum height of 2.14 m over an*

area of the floor equal to not less than half of the area of the room, measured on a plane 1.5 m (5'0") above the floor".

The Chair cited a recent planning application where this matter had recently been highlighted.

The Chair advised that it seemed that the words (highlighted above) are applicable to houses where an attic room existed prior to the coming in of the new regulations in October 2018, and save the landlord from having to carry out work, or stop letting them, in order to comply with the regulations.

Consequently, the Chair reminded Members that the Parish Council had made this point in our objection to the proposals on this specific application and had also done so with at least one other recent application.

The Chair advised that conflicting advice had been received on this matter and proposed a number of options to clarify the position on this. It was agreed that the Parish Council should write directly to the relevant senior officer at DCC to seek clarity on the County Council's position on this matter. The Clerk **agreed** to draft a letter to that end.

8. Public access to planning decisions

The Chair advised that he had been made aware of the Campaign for the Protection of Rural England's campaign for Local Planning Authorities to hold virtual meetings so that new planning applications may be considered at the appropriate Planning Authorities' Planning Committee meetings as opposed to a decision being made by an officer under delegated authority as recently permitted by Government legislation in response to the Covid-19 outbreak.

The Chair asked if Members would agree to writing to DCC to encourage them to hold virtual meetings of their Committees so that decisions may be taken by Councillors. The Chair highlighted that other North East authorities are doing this.

It was **agreed** to write to DCC asking them to hold virtual meetings and not to allow any planning matter be moved from Committee decision to a delegated decision. It was also **agreed** that a copy of the letter should be copied to local Member of Parliament Mary Foy and to the CPRE.

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

a. To note:

DM/20/01037/FPA and **DM/20/01038/LB** | External Repairs, Internal Alterations and Replacement Bike Shed with Associated Works | Grads House 22 - 22A North Bailey Durham DH1 3EW (28 May). It was **agreed** to note these applications.

DM/20/01129/FPA | Single storey side extension to form garage, WC and utility space and formation of pitched roof over existing bay window and porch | 5 St Monica Grove Crossgate Moor Durham DH1 4AS (27 May). It was **agreed** to note this application.

b. To consider making representations

DM/20/00873/FPA | Demolition of the former North East Motorcycles showroom and construction of a three storey building, and construction of a three storey residential building on the land to the rear to create 16 self-contained C3 apartments | North East Motor Cycles Darlington Road Durham DH1 4PE (4 June). It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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 – carried over from 1 May meeting). It was noted that this application had already been determined and it was **agreed** to take no further action.

DM/20/01111/TPO | Pruning and removal of various trees as specified. | Land At The West Of Mount Oswald Golf Club South Road Durham DH1 3TQ (1 June). It was **agreed** to note this application.

DM/20/00978/FPA | Conversion of store room to bedroom and addition of new window. | 4 Southend South Road Durham DH1 3TG (28 May). It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

DM/20/01068/FPA | Change of use from dwelling house (Use Class C3) to house in multiple occupation (Use Class C4) | 8 High Wood View Durham DH1 3DT (28 May). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

DM/20/01094/FPA | Single storey ground floor extension to existing visual arts building | Arts Block Durham Sixth Form Centre The Sands Durham DH1 1SG (28 May). It was **agreed** to object to this application. Cllr R Cornwell **agreed** to draft the response to this application.

DM/20/01100/FPA | Change of use of former Caretakers Lodge to art workspace and gallery space and the erection of a two storey extension to the rear. | Durham Sixth Form Centre The Sands Durham DH1 1SG (28 May). It was **agreed** to support this application. Cllr C Reeves **agreed** to draft the response to this application.

DM/20/01107/FPA | Resubmission of DM/20/00387/FPA for the erection of a single House in Multiple Occupation (Use Class C4) | Land To The West Of The White House Newcastle Road Crossgate Moor DH1 4HZ (26 May). It was **agreed** to object to this application. Cllr G Holland **agreed** to draft the response to this application.

DM/20/01124/FPA | Retention of use of land for 2 car parking spaces. | Land To South Of Flass Vale House Ainsley Street Durham DH1 4BJ (4 June). It was **agreed** to object to this application. Cllrs L Brown and R Cornwell **agreed** to jointly draft the response to this application.

c. Further consideration of application DM/20/00865/FPA (11 Cedar Drive Durham) following correspondence from Northumbrian Water. It was **agreed** to note the additional information on this application and maintain the original objection to this.

10. Pre-submission consultation on proposed upgrade to mobile phone base installation at the long stay car park, Durham Railway Station. It was **agreed** to note this pre-application consultation at this stage with no objections.

11. Dates of future meetings

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

Friday 12 June 2020 - 14.00 to 16.00 hrs – via Zoom.

There being no further business, the Chair thanked Members of the Committee and members of the public for their input and attendance and closed the meeting.

Signed

Chair of the City of Durham Parish Council Planning Committee

ITEM 7: POSSIBLE SUPPLEMENTARY PLANNING DOCUMENT ON TREE MANAGEMENT

Trees as a part of our Parish

Whether through the adoption of initiative 17 of the Parish Council's Looking Forwards document, through Priority 5 of the Parish Council's Strategy 2019-20 or from the work of the Parish Council's Environment Committee to clean and green Durham City, the City of Durham Parish Council has clearly stated its commitment to protecting and enhancing trees in the parish area.

Trees are a notable part of existing landscapes within the City of Durham Parish area and the benefits of trees in the City have long been acknowledged. Trees and green landscaping are a cost-effective way to improve the environmental quality of Durham City by, delivering physical, social and economic well-being. Trees and landscaping help mitigate and adapt to the effects of climate change, manage flood risk, improve surface water management, air quality, biodiversity and the visual amenity of an area. Planning for the future is key to having a resilient city and a sustainable place to live. To that end, Members are keen to progress a proposal of a Supplementary Planning Document for the management of trees.

Supplementary Planning Documents

Supplementary Planning Documents are intended to add further detail to the policies within a Local Plan. They can be used to provide further guidance for development on specific sites or on particular issues. Supplementary planning documents would support and is directed by a number of national and local planning policies and are capable of being a material consideration in planning decisions but are not part of the development plan.

Background

In 2019, the Principal Landscape Officer at Durham County Council met with the Neighbourhood Plan Working Party to discuss the issue of tree management in more detail. The conclusions from the meeting in 2019 were that a Supplementary Planning Document was the way forward and had to be drawn from an approved development plan policy - either in the County Durham Plan or the Durham City Neighbourhood Plan. One approach considered was to extend the Character Assessment work that had been done with local residents' groups so as to add trees and greenery to the built environment assessments that now form the basis of the Conservation Area characterisations of built vernacular in each locality.

Councillor Liz Brown and the Clerk met with the Officer on 19th May in order to further scope the work required to progress this proposal.

The officer advised that the County Council is currently putting together a Tree and Woodland Strategy for the whole of County Durham which will hopefully be completed within the next 18 months. The Officer also advised that planners will need to consider this Strategy in any decision making. Though the Strategy wouldn't go fully in depth to specific sites, it would provide overall global guidance for the County Council in terms of the management of trees in their ownership. A draft copy of this Strategy has been requested so that Members may assess the scope of this document.

The officer also advised that only 5-10% of the trees in the City of Durham parish area are owned and managed by the County Council. The majority of trees in the parish are owned by the University and the Dean and Chapter.

The officer's advice as a first step to progress this is for the Parish Council to build a picture of tree coverage in our parish via the Forestry Commission's i-tree tool:

<https://canopy.itreetools.org/> . The officer advised that this could be shared with the public and could help inform the scoping work of the SPD.

Policy context

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. It has a presumption in favour of sustainable development. A core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. The NPPF contains a range of policies which promote sustainable development, by requiring good design, promoting healthy communities, meeting the challenge of climate change and flooding and enhancing and conserving the natural and local environment. Planning policies and planning decisions should recognise the wider benefits from natural capital and ecosystem services including the economic and other benefits of trees and woodland.

The Neighbourhood Plan

Policy G1 of the Durham City Neighbourhood Plan Proposal deals specifically with the protection and, where viable, enhancement of green infrastructure in the parish. It states:

Protecting green assets

Development proposals must not result in the loss of existing green assets unless:

- the affected asset does not have a significant recreational, heritage, cultural, ecological, landscape or townscape value; or
- the affected asset can be demonstrated to be surplus to local requirements and there are alternatives which are capable of serving the needs of the occupants of the development and of the environment; and
- retention of the existing green asset within the site is not viable or practicable.

If the loss of green assets is unavoidable, a compensatory amount of green assets should be provided within the site in the first instance. Where opportunities within the site are constrained then consideration will be given to provision off site which is capable of serving the needs of the occupants of the development and of the environment. In all instances opportunities to incorporate innovative solutions on site should be exhausted.

Enhancing green assets

Where viable, development proposals are encouraged and will be supported to provide additional good quality green assets on site with regard to deficiencies of green assets within Our Neighbourhood.

Any new green assets provided should be native species, appropriate to the context, having regard to the landscape, townscape.

Policy H3 also deals with our neighbourhood outside the Conservation Area. It states:

Development proposals within Our Neighbourhood outside the Conservation Areas must demonstrate an understanding of the area of the proposed development and its relationship to Our Neighbourhood as a whole.

Development proposals outside the Conservation Areas should take into account, and meet where relevant to the area to which the proposal relates, the following requirements, by:

- sustaining and enhancing the character and distinctiveness of the area; and

- avoiding the loss of open space and public realm that contributes to the character and appearance of the surrounding area;

County Council tree management policy

The County Council adopted a tree management policy in July 2017. This document brings all tree management procedures together and explains:

- how 'highways tree inspection programme' works
- how the County Council will deal with complaints and reports about trees in their ownership
- how the County Council will prioritise work and the reasons why work will or won't be done
- how and why the County Council manages its tree stock
- what powers the County Council has over trees on private land
- how the policy will affect planning and development control
- how we make decisions and what affects the decisions

A copy of this policy can be found here:

<https://www.durham.gov.uk/treemanagement>

Legislative context

Trees are protected under planning law by the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This allows the County Council to protect trees on private land with a Tree Preservation Order (TPO) if they have 'good visual amenity value' meaning that they can be seen by the public and add to the quality of the local area. Once a tree has a TPO, planning permission is required before carrying out any work to trees including work to the roots. The legislation also protects all trees with a stem diameter greater than 75mm in conservation areas due to the contribution trees make to the character of conservation areas. If work to the tree is planned, the County Council requires six weeks' notification prior to any works commencing. The County Council will place a TPO on the tree(s) if it considers the works will be detrimental to the visual amenity value or health of the trees.

In addition to statutory duties specifically related to trees, Section 40 of the Natural Environment and Rural Communities Act 2006, places a duty on a public authority to have regard, in the exercise of their function, to the purpose of considering biodiversity. The County Council has also statutory obligations concerning designated wildlife sites and protected species. These all translate into the requirement to plan carefully to ensure there is no net loss of biodiversity through protection and new trees and landscaping contributes to achieving gains for nature.

Tree Preservation Orders (TPOs) and trees in conservation areas

In England, Local Planning Authorities have the power to protect important trees by making a Tree Preservation Order (TPO). Trees are also protected if they are in a conservation area.

A TPO is a legal document made, administered and enforced by us as the local planning authority. It protects specified trees and woodlands, and prevents cutting down, uprooting, topping, lopping, wilful damage or destruction of trees (including cutting roots) without our permission.

A TPO can protect anything from a single tree to all trees within a defined group or woodland. There are currently around 700 TPOs in County Durham. Further details of

protected trees and trees in conservation areas can be found here: <http://www.durham.gov.uk/article/3914/Protected-trees>

Proposed aims of the SPD

Within Durham City's landscape, trees can often have the greatest impact, with long term benefits. That being the case, development and construction can often damage trees through direct loss, reduction in space for growth and spread, direct damage due to soil compaction or root severance or through contamination. Landscaping is also very important to the environmental quality of an area. Development provides the opportunity to improve the environment by increasing species diversity, ensuring good specification and planting.

The proposed purpose of the SPD is to ensure trees and landscaping are fully considered as part of development proposals. The document will hopefully provide further guidance and detail on local planning policies. The SPD will hopefully:

- Demonstrate clear procedures for the retention and protection of existing landscape features within developments and open spaces;
- Increase the provision and diversity of landscaping;
- Maintain distinctive character areas.
- Provide guidance on specification, planting and establishment maintenance of trees.
- Place replacement planting requirements on developers when trees are removed as part of a development.
- Provide guidance on when felling should take place if this is unavoidable.

Data required as part of the SPD

Any SPD must be based on robust evidence. To understand where trees and what species exist in our parish, there will be a need for the Parish Council to gather a database to help inform the SPD.

DECISIONS REQUIRED	<ol style="list-style-type: none">1) For Members to agree what they would like to include in the supplementary planning document on tree management.2) For Members to agree an appropriate method of creating this document and also agree to which planning document this document ought to be attached.
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ITEM 8: SCHEDULE OF MAIN MODIFICATIONS

The Schedule of Main Modifications to the County Durham Plan is being consulted on from Tuesday 26 May till 5pm on Tuesday 21 July. There are 178 in total, and this note and its associated table is designed to help the Parish Council to scope the task of responding to the consultation, to decide which of the proposals will be responded to, what the response should be in broad outline, and who should write the response. The table will then be used as a working document to track the writing of the responses, their approval by this Committee and their submission by the deadline.

An initial pass has been made though the schedule and, of the 178 proposals, 130 have been provisionally categorised as *None necessary*. The criteria used to to decide this were:

- The proposed modification affected a part of the County outside the Parish with no obvious impact either way on the Parish.
- The proposed modification was a minor textual change to clarify, or bring the Plan into conformity with the NPPF.

Of the remaining 48, it is suggested that 25 deserve support to a lesser or greater degree. This would be to counter opposition from other quarters in the hope that the plan is modified as is proposed. The remaining 23 we need to discuss, though a possible approach has been suggested in some cases.

As stated, this was an initial pass. The City of Durham Trust has also drawn up its list of main modifications it is minded to respond to, and has made it available to us. Our list will now be available to them. The Trust's list has not been used in drawing up our list, but a comparison will be made before the meeting on Friday 29th to see if they have noticed any matters we should consider.

We also need to look at the various submissions we made at earlier stages to see whether these have been reflected in the proposed changes.

DECISIONS REQUIRED	<ol style="list-style-type: none">1. To agree which of the proposed main modifications will be responded to.2. To agree what broad line will be taken in those responses.3. To assign the task of drafting the responses to individuals, with deadlines.
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