

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 August 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/87152271487>

Meeting ID: 871 5227 1487

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 7 August 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 24 July 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 responses on the following planning applications:**

DM/20/01347/FPA | Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) | 24 May Street Durham DH1 4EN

DM/20/01606/FPA | Change of use of open space to beer garden including shelving, stools, parasol and metal barriers. | Ebony Unit 8 Freemans Place Durham DH1 1SQ

DM/20/01846/FPA | Hybrid planning application: detailed planning application for an office block (Class B1) ... and an outline planning application, with all matters reserved apart from site access, for the demolition of the existing

County Hall site and the development of a business park (Class B1) with supporting retail and leisure uses | Land At Aykley Heads Durham DH1 5UQ

b. To reconsider whether the Secretary of State should be asked to call in DM/20/01846/FPA

6. Closure of New Elvet Bridge:

Any Parish Planning Committee matters arising from the first three weeks of the bridge closure.

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

a. To note:

DM/20/01498/FPA | First floor and single storey extensions to rear and dormer window to front and rear | 17 North Crescent Durham DH1 4NE (11 August)

DM/20/01862/AD | To replace existing non-illuminated fascia sign to front elevation | 19 North Road Durham DH1 4SG (20 August)

DM/20/01873/TPO | Crown lift to 5m and pruning of branches of 3 no. Beech trees (T1, T2 and T3) | Sheraton Park North Of Kirkwood Drive Nevilles Cross DH1 4FF (21 August)

DM/20/01906/LB | Lightning Protection System | Bishop Cosins Library Durham University Palace Green Library Palace Green Durham DH1 3RN (20 August)

DM/20/01908/LB | Installation of lightning protection system to Exchequer Building (Grade I) | Exchequer Building Durham University Palace Green Library Palace Green Durham DH1 3RN (20 August)

DM/20/01947/FPA | Insert new window to store with obscure glazing | 4 Southend South Road Durham DH1 3TG (21 August)

DM/20/01956/TPO | Crown lift and dead wooding of 1 no. Maple tree, Felling of 1 no. Sorbus tree and reduction of 1 no. Yew tree. | 28 Dalton Crescent Nevilles Cross Durham DH1 4FB (17 August)

DM/20/01970/FPA | Alterations to front elevation, erection of two storey extension to rear, first floor extension above existing detached garage and single storey extension to rear | 37 Old Dryburn Way Durham DH1 5SE (19 August)

DM/20/01989/TPO | Felling of one Birch tree (1 on map) protected by a trees preservation order. | 7 Almoners Barn Durham DH1 3TZ (14 August)

b. To consider making representations

DM/20/01825/FPA | Erection of single storey rear extension, single storey side extension, alterations to front window & door. | St Oswalds Church Institute Church Street Durham DH1 3DQ (7 August) (Deferred from 24 July)

DM/20/01961/FPA | Extension and conversion of the multi-level decked car park to form 3no. 2-bed apartments and 4no. 2-bed townhouses (Resubmission). | William Robson House Claypath Durham DH1 1SA (18 August)

DM/20/02003/LB | Painting of shop frontage and installation of illuminated signs (Retrospective) | 48 North Bailey Durham DH1 3ET (20 August)

DM/20/01402/FPA | Change of use from estate agents (A2) to HMO (C4) (amended) | 17 Old Elvet Durham DH1 3HL (originally considered and noted on 12th June on the basis of a change of use to Use Class C3 **not** C4).

c. To consider making representations at the Central and East Area Planning Committee regarding this application (the Parish Council's representations were made on 15 May):

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

d. To consider making a further representation regarding this application where an appeal has been lodged:

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

8. Neighbourhood Plan

To note the County Council has indicated acceptance of all the modifications recommended by the Independent Examiner, and to decide how to make the required modifications.

9. Dates of future meetings

Friday 21 August 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 4 September 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 24th July 2020.

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

Also present: Parish Clerk Adam Shanley and Mr John Pacey, Mr John Lowe, Mr Tim Cooke, Mr Tony Cowan and Ms Pat Bland (members of the public).

1. Welcome and apologies

Apologies were received from Cllrs V Ashfield and J Elmer.

2. To receive any declarations of interest from members

None received.

3. To receive and approve as a correct record the minutes of the meeting on 10 July 2020.

The Minutes of the meeting held on 10th July 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 was attending the meeting to hear discussions on items 8 and 9 on the Agenda.

Mr John Lowe advised that he was attending the meeting to hear discussions on items 7, 8 and 9 on the Agenda.

Mr Tim Cooke advised that he was attending the meeting to hear discussions on recent planning applications.

Mr Tony Cowan advised that he was attending the meeting to hear discussions on application DM/20/01846/FPA.

Ms Pat Bland advised that she was attending the meeting to hear discussions on the closure of New Elvet Bridge.

5. Matters arising:

a. To approve responses on the following planning applications:

DM/20/01571/FPA | Erection of a single storey extension at rear, internal alterations and enlargement of window also to rear of an existing HMO (use class C4). | 60 Whinney Hill Durham DH1 3BD. The response to this application was **approved** by the Committee.

DM/20/01655/FPA | Change of use from two-bedroom apartment (Use Class C3) to small House in Multiple Occupation (Use Class C4) | 28 Clements Wharf Back Silver Street Durham DH1 3RP. The response to this application was **approved** by the Committee.

DM/20/01718/FPA | Temporary change of use of part circulation/amenity space to allow outdoor seating areas (until 30th September 2021) | The Riverwalk Millburngate Durham DH1 4SL. The response to this application was **approved** by the Committee.

b. To approve the representation on the following appeal:

DM/19/03949/FPA | Change of use from HMO (Use Class C4) to large HMO (sui generis) with two storey rear extension, rooflights and associated external alterations | 55 Hawthorn Terrace Durham DH1 4EQ (30 July). Committee Members were asked to provide all comments on the draft response to this appeal (APP/X1355/W/20/3253690) over the weekend. The response would thereafter be submitted to the Planning Inspectorate.

c. To approve decision not to contest the Officer's recommendation for these applications scheduled for the Central/East Planning Committee on 21 July:

DM/19/03753/FPA - 1-4 Green Lane, Durham, DH1 3JU. The Committee **approved** the decision not to contest the Officer's recommendation and it was noted that this application had now been approved.

DM/20/00340/FPA - 1A - 1F Victoria Terrace, Durham, DH1 4RW. The Committee **approved** the decision not to contest the Officer's recommendation and it was noted that the revised scheme was much improved since the original representation from the Parish Council.

6. Closure of New Elvet Bridge

The Clerk reported that he, Cllr R Cornwell and Cllr E Scott had had a Zoom meeting with the officer responsible for the works to new Elvet Bridge on 17th July 2020.

The Clerk advised that this had been a productive meeting where the Parish Council's concerns about the works and the proposed traffic mitigation measures were again reiterated. The Officer fully recognised the concerns expressed by the Parish Council on the timing, consultation and the impact of the works and diversions on local businesses, residents and visitors.

The Clerk reported that during the meeting it was agreed that a site visit should take place as soon as possible with Parish Councillors and Officers at DCC where a number of the concerns could be illustrated more clearly in relation to traffic mitigation measures.

The Clerk reported that the Parish Council's concerns about signage associated with the works being placed on the public footpath and therefore pushing pedestrians into the Highway were being dealt with as a matter of priority by the Officer.

During the meeting, the Clerk reported that, on the matter of the 14 mile diversion route previously discussed at Parish Council Planning Committee meetings, the alternate route suggested to DCC Officers at the meeting was as follows: A route from Leases Bowl up to the Sniperley Roundabout, South on the

A167 to the Cock O' the North then down South Road and back to the other side of the bridge. The Officer had advised that the mitigation measures may change as work progresses and issues such as this are identified.

During the meeting with the Officer, Cllr R Cornwell had raised concerns about the number of cars being caught at the new bus gate when an alternative route had to be used. The Officer advised that the owners of cars would using this bus gate would receive warning letters only and not fines in the first two weeks of the works.

The Clerk also reported that the Officer promised to look into the matter of an alternative bus service arrangement for residents in Orchard House.

The Clerk also reported that the Officer had promised to create a map indicating the diversion routes for local businesses to provide to their customers in advance of their visit so as to ensure that disruption to local businesses is kept to a minimum.

Cllr Liz Brown advised that traffic has been very bad since the closure of the bridge and Ms Bland echoed the same concerns.

The proposal of the Parish Council hosting a Town Hall public meeting (virtually) involving the relevant DCC Officers and which allowed members of the public to voice their concerns and issues with the works and the traffic mitigation measures was discussed and It was **agreed** that Members should give this some further thought and consider what format this should take.

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

a. To note:

DM/20/01412/FPA | Formation of new door opening from classroom and access stairs to playground | St Oswalds Church Of England Infant And Nursery School Church Street Durham DH1 3DQ (6 August). It was **agreed** to note this application.

DM/20/01825/FPA | Erection of single storey rear extension, single storey side extension, alterations to front window & door. | St Oswalds Church Institute Church Street Durham DH1 3DQ (7 August). It was **agreed** to defer a decision on this application, pending further investigation by Cllr L Brown.

DM/20/01858/TPO | Prune back from house to create 4m clearance to 2 no. Beech (T1 + T2) and prune back from adjacent tree to create 3m gap to 1 no. Sycamore (T3) | 1 Buford Court Albert Street Durham DH1 4TL (4 August). It was **agreed** to note this application.

DM/20/01859/TPO | Remove overhanging limb back to main stem, crown reduce height by 2-3m and prune back from adjacent lime tree by 2-3m to 1 no. Sycamore (T1) | 18 Faraday Court Nevilles Cross Durham DH1 4FG (5 August). It was **agreed** to note this application.

b. To consider making representations

DM/20/01347/FPA | Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) | 24 May Street Durham DH1 4EN (6 August). It was **agreed** to object to this application and call this to the Central and East County Planning Committee should the Officer be minded to approve this. Cllr R Cornwell **agreed** to draft the response to this application.

DM/20/01581/FPA | Change of use from shop with ancillary cafe to restaurant (A3 use class) | 19 North Road Durham DH1 4SG (4 August). It was **agreed** to note this application.

DM/20/01606/FPA | Change of use of open space to beer garden including shelving, stools, parasol and metal barriers. | Ebony Unit 8 Freemans Place Durham DH1 1SQ (6 August). It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

DM/20/01815/FPA | Erection of part two-storey/part single-storey extensions at side and rear of dwelling. | 4 Orchard Drive Durham DH1 1LA (6 August). It was **agreed** to note this application.

DM/20/01846/FPA | Hybrid planning application: detailed planning application for an office block (Class B1) ... and an outline planning application, with all matters reserved apart from site access, for the demolition of the existing County Hall site and the development of a business park (Class B1) with supporting retail and leisure uses | Land At Aykley Heads Durham DH1 5UQ (7 August). It was **agreed** to object to this application and also request a Secretary of State call in of the application. Cllr J Ashby **agreed** to draft the response to this application.

c. To consider making a further representation regarding this application where an appeal has been lodged:

DM/20/01018/FPA | Change of use from C3 Residential Property to C4 Student HMO for 5 Students | 1 Wearside Drive Durham DH1 1LE. It was **agreed** that the Clerk should find out more details from the County Council as to why no decision had been made on this application and why the applicant has now decided to appeal this.

8. Main Modifications to the County Durham Plan:

Members approved all of the submissions made on behalf of the Parish Council and the Clerk confirmed that these have now been submitted.

9. Neighbourhood Plan

The Clerk reminded Members that the Final Report from the Independent Examiner had now been received. The Planning Committee **agreed** that the Parish Council should accept all of the Examiner's recommendations. The Clerk advised that this would be put again in writing to the officer dealing with the Plan at DCC. The Clerk also reported that he had written to the Officer and stated that the Parish Council would be happy to make all of the necessary changes to the Plan on behalf of the County Council if they so wished. Firstly, it was **agreed** that the Clerk should find out if the County Council is happy to accept all of the

recommendations from the Examiner. The Clerk advised that he had sought this information from the Officer who had advised that he would be unable to provide this information at this stage but that a recommendation would be going to County Council Members in due course. It was **agreed** that the Clerk should also ask who the County Council Members are who will be briefed and be asked to make a decision on this.

10. Traffic Regulation Orders

Members considered the proposals as outlined in the report regarding Durham South East parking restrictions. It was **agreed** to note this consultation without further comment.

11. Dates of future meetings

Friday 7 August 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 21 August 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 for the meeting held on 7th August 2020.