

City of Durham Parish Council

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9 November 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/8624677787>

Meeting ID: 862 4677 7787

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 13 November 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 30 October 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 consider the following amended applications:**

DM/20/02491/FPA | Change of use of part of ground floor and first and second floors to 9 studio apartments (use class C3) and one small house in multiple occupation (HMO) (use class C4). | 18 Silver Street Durham DH1 3RB

DM/20/02277/FPA | Change of use of the first floor from (A2) offices to form 1no. 1 bed self-contained studio student accommodation (C3), 2no. 6 bed student HMO (C4) and 1no. 7 bed large student HMO (Sui-Generis) with bin store and cycle store extension. (revised description) | The Crossgate Centre Alexandria Crescent Durham DH1 4HF

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

b. To approve responses on the following planning applications:

DM/19/02504/FPA | Demolition of existing dwelling, and construction of 2no. detached new dwellings with associated access, parking and landscaping. (Revised plans and amended description) | Tower Cottage The Avenue Durham DH1 4EB

DM/20/02826/FPA | Partial change of use from retail to restaurant and new shopfront | 21 The Riverwalk Millburngate Durham DH1 4SL

DM/20/02954/FPA and **DM/20/02955/LB** | To retain existing external storage structure and clad in facing brickwork with new flat felt roof | Basement 41 - 42 Saddler Street Durham DH1 3NU

c. To note the outcome of the County Planning Committee of 4

November DM/20/01333/VOC: Variation of condition 20 of DM/18/00894/FPA to permit works between 7am-8pm Monday-Friday & 8am-6pm on Saturdays until 13/05/2021 (Amended Description), Millburngate House, Framwelgate Waterside, Durham DH1 5TL

d. To note the outcome of the Area Planning Committee of 10 November

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

e. Update on building control issues:

10 Red Hills Terrace Redhills Lane Crossgate Moor Durham DH1 4AX

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

a. To note:

DM/20/02886/LB | Investigative internal works to include; boreholes to basement slab; breaking out of screed in council chamber; localised lifting of existing floor finishes and opening up for refurbishment/demolition asbestos survey. | Durham Miners Association Miners Hall Flass Street Durham DH1 4BE

DM/20/02988/AD | 7 illuminated fascia advertisements, 1 non illuminated fascia advertisement and 1 non illuminated hanging advertisement | Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL (16 November)

DM/20/03005/FPA | Renovation of Roof and Balustrade to Existing Accessible Bay Roof | 36 Albert Street Durham DH1 4RJ (26 November)

DM/20/03060/TPO | Fell 2no beech trees | Durham View Whitesmocks Durham DH1 4LL (13 November)

DM/20/03094/FPA | Single-Storey Rear Extension | 42 Fieldhouse Lane Durham DH1 4LT (19 November?)

DM/20/03134/LB | Refurbishment and Rebuilding of Rear Elevation Bay Window, External Staircase and Dividing Wall | Hall Of Residence St Cuthberts Society 9 South Bailey Durham DH1 3EE (3 December)

DM/20/03179/FPA | Proposed single storey extension with balcony | 3 Chevallier Court Durham DH1 3RF (24 November)

b. To consider making representations

DM/20/02382/FPA | Demolition of existing garage and erection of part two-storey/part single-storey extension at side, single-storey extension to rear and loft conversion. | 3 Springwell Road Durham DH1 4LR (19 November)

DM/20/03134/LB | Refurbishment and Rebuilding of Rear Elevation Bay Window, External Staircase and Dividing Wall | Hall Of Residence St Cuthberts Society 9 South Bailey Durham DH1 3EE (3 December)

DM/20/03214/FPA | Erection of part two-storey/part single-storey extension at side, single-storey extension to rear and internal alterations to existing dwelling (Use Class C4). | 51 Whinney Hill Durham DH1 3BD (3 December)

9. Joint working on masterplans/design briefs for Sniperley Park and Sherburn Road Updates from partners and County Council

10. Dates of future meetings

Friday 27 November 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 11 December 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 30th October 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 Mrs Sue Childs and Mr John Lowe (members of the public).

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members

Cllr R Cornwell declared an interest in applications DM/20/02993/LB and DM/19/02504/FPA and took no part in discussions on either application. Cllr J Ashby chaired the meeting when these applications were considered.

Cllr J Ashby declared an interest in application DM/20/02826/FPA and took no part in the discussions on this application.

3. To receive and approve as a correct record the minutes of the meeting on 16 October 2020.

The minutes of the meeting held on 16th October 2020 were unanimously **agreed** as a true and accurate record of proceedings.

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

Mrs Sue Childs advised that she was attending the meeting to hear discussions on item 8 of the Agenda.

Mr John Lowe advised that he was attending to hear discussions on items 6-9 on the Agenda.

5. Matters arising:

To approve responses on the following planning application:

DM/20/02669/VOC | Variation of Condition 2 (approved plans) of planning permission DM/17/04064/FPA to replace 1no window with a door within side elevation and replace single storey rear extension for a two storey rear extension | 10 Red Hills Terrace Redhills Lane Crossgate Moor Durham DH1 4AX (5 November). It was **agreed** that, following further consideration, no material planning grounds for objection existed for this application. That being the case, Committee Members **agreed** that there appeared to be an apparent breach of building control with this development and it was **agreed** that a letter should be sent to the Planning Development Manager at DCC to highlight these concerns and to ask that he investigate this matter.

6. County Durham Plan

Members noted that the County Durham Plan was adopted by Durham County Council on 21st October 2020 and that this now replaces the City of Durham Local Plan and sets out the planning policies alongside the NPPF and the post examination Neighbourhood Plan which the County Council will use henceforth to determine planning applications in County Durham.

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

a. To note:

DM/20/02166/LB | Installation of double-sided OFF indicator and bracket to serve Platform 2 | Railway Station Station Approach Durham DH1 4RB (12 November). It was **agreed** to note this application.

DM/20/02935/TPO | Fell 1no. Willow (T1) | Land To The South Of 55-72 Kirkwood Drive Nevilles Cross DH1 4FF (5 November). It was **agreed** to note this application.

DM/20/02951/FPA | Rear single storey extension | 84 Hastings Avenue Durham DH1 3QQ (4 November). It was **agreed** to note this application.

DM/20/02980/HPN | Prior notification for the erection of a single storey extension which would project beyond the rear wall of the original dwellinghouse 5-5.4m, for which the maximum height would be 3.6m. | 18 Maddison Court Aykley Heads Durham DH1 5ZT (6 November). It was **agreed** to note this application.

DM/20/02993/LB | Demolish and rebuild a corner of a wall at the south of the extension, taking the wall in by 200mm and to a height of 2m. | 68 Gilesgate Durham DH1 1HY (19 November). It was **agreed** to note this application.

DM/20/03014/FPA | New shopfront (resubmission of DM/20/00541/FPA) | 41 The Riverwalk Millburngate Durham DH1 4SL (12 November). It was **agreed** to note this application.

DM/20/03037/FPA | Replacement retail shopfront. | 23 High Street Durham DH1 3UJ (19 November). It was **agreed** to note this application.

DM/20/03056/FPA | Erection of single storey rear extension and garden shed to rear of existing garage | 9 Westhouse Avenue Nevilles Cross Durham DH1 4FH (13 November). It was **agreed** to note this application.

DM/20/03060/TPO | Fell 2no beech trees | Durham View Whitesmocks Durham DH1 4LL. It was **agreed** to note this application.

b. To consider making representations

DM/19/02504/FPA | Demolition of existing dwelling, and construction of 2no. detached new dwellings with associated access, parking and landscaping. (Revised plans and amended description) | Tower Cottage The Avenue Durham DH1 4EB. It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

DM/20/02826/FPA | Partial change of use from retail to restaurant and new shopfront | 21 The Riverwalk Millburngate Durham DH1 4SL (5 November). It was **agreed** that, given that the application was incomplete, the Parish Council could not reasonably make a judgement of this application. The Clerk **agreed** to draft the response to this application in those terms, requesting that the deadline for consideration also be put back accordingly.

DM/20/02954/FPA and **DM/20/02955/LB** | To retain existing external storage structure and clad in facing brickwork with new flat felt roof | Basement 41 - 42 Saddler Street Durham DH1 3NU (12 November). It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/20/02978/FPA | Single-storey extension to rear of existing building with external terrace at first floor level. | 59 South Street Durham DH1 4QP (19 November). It was **agreed** to note this application.

DM/20/03068/FPA | Installation of dormer window in roof space to rear of dwelling. | 17 Providence Row Durham DH1 1RS (19 November). It was **agreed** to note this application.

8. Neighbourhood Plan

The Chair advised that the amendments to the Neighbourhood Plan should all be finalised by Monday 2nd November and will be sent to DCC for their sign off.

The Chair took the opportunity to again thank Sue Childs and others for the exceptional work they had put in to get the Neighbourhood Plan to this stage.

9. Proposal for joint working on masterplans/design briefs for Sniperley Park and Sherburn Road

Cllr J Ashby advised Members that the two sustainable urban extensions at Sniperley Park and at Sherburn Road by the Banks Group will now be the subject of development proposals. Cllr J Ashby advised that this is a critical moment to establish the true principles of sustainability, design and other key policies to ensure satisfactory development of the two sites.

Cllr J Ashby advised that this is particularly the case following the adoption of the County Durham Plan, with the Neighbourhood Plan now carrying significant weight and with the Government endorsing the report of the Building Better, Building Beautiful Commission to promote and increase the use of high-quality design for new build homes and neighbourhoods.

Cllr L Brown asked whether the City of Durham Parish Council ought to be involved with this, given that both schemes were outside the City of Durham Parish boundary area. Cllrs J Ashby and J Elmer advised that both developments would have an impact on the City of Durham parish, for example on views to the World Heritage Site, transport to and from the City, etc.

Cllr J Ashby advised that he, along with the Gilesgate Residents Association, had received a presentation and a consultation leaflet from Banks recently in relation to the Sherburn Road development.

Cllr J Ashby proposed a positive approach, taken jointly by the Parish Council, the City of Durham Trust, the Friends of the Durham Green Belt and the neighbouring Parish Councils of Framwellgate Moor and Belmont to seek major involvement in the drawing up of comprehensive masterplans/design briefs for both these sites.

Members **agreed** to approach the City of Durham Trust, the Friends of the Durham Green Belt, Framwellgate Moor and Belmont Parish Councils for a joint approach to Durham County Council to work together on a jointly agreed Masterplan/design brief for Sniperley Park and for Sherburn Road housing development projects.

Members also **agreed** to make a response as outlined in the report to Committee to the consultation leaflet issued by the Banks Group for the Sherburn Road scheme.

10. Planning for the Future White Paper consultation

Members approved the Parish Council's response to the "Planning for the Future" White Paper and thanked Cllr J Ashby for his work on this.

It was **agreed** that a press release should go out indicating the Parish Council's response to this Government consultation.

11. To consider follow up actions in relation to the A177 and introduction of "Busgate"

The Chair reminded Members that a further response on the Busgate issue had been submitted to DCC as agreed by Members in writing. The Clerk advised that he had received a response to this letter from the Interim Head of Highways at DCC and Members were asked to consider this correspondence following the meeting.

The Clerk also advised that he was still intending to organise a site visit between the Parish Council and the relevant Officers at DCC to further discuss the Parish Council's concerns.

12. Dates of future meetings

Friday 13 November 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 27 November 2020 - 14.00 to 16.00 hrs – via Zoom.

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 were 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 were asked to leave the room.

13. The Sands virtual Public Inquiry: to consider the Parish Council response to the communication from PINS.

The Clerk advised that a date of 26th January 2021 had now been confirmed for the virtual public hearing into the issue of the deregistration of the common land.

The Parish Council, together with the Freemen and the City of Durham Trust, had agreed further instructions to their Barrister which included acceptance of the proposed test meeting to ensure that all were comfortable with the proposed format of Zoom/ Teams for the inquiry.

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

Signed,

Chair of the City of Durham Parish Council Planning Committee