

City of Durham Parish Council

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7 December 2020

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/81832201744>

Meeting ID: 818 3220 1744

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 11 December 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 27 November 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/20/02258/FPA | Change of use from hotel to student accommodation comprising of 8 one bed studio apartments and 7 bedrooms with access to communal facilities | 34 Old Elvet Durham DH1 3HN

DM/20/02987/FPA | Installation of shopfront, awning and provision of external seating area with planter | Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL

DM/20/03175/FPA | Alterations to existing C4 HMO including Demolition of existing rear extension and replacement with new single storey extension, new dormer windows, new windows and internal alterations with increase from 5 to 6 bedrooms. | 4 Allergate Terrace Durham DH1 4ES

DM/20/03217/PNC | Convert third floor from B1 use to C3 to provide an additional 8 x 1 bedroom studio apartments | Third Floor Bridge House North Road Durham DH1 4PW

DM/20/03276/FPA | Change of use of youth centre to winter night shelter (Sui Generis) (temporary period of 4 months) | St Nicholas Church Youth Club
The Sands Durham DH1 1LF

b. Further consideration of the following planning applications:

DM/20/02161/FPA | Erection of first floor extension and internal alterations to an existing mixed use C3/C4 building to provide additional C4 accommodation including the addition of 3no C4 apartments overall creating 5no self-contained C4 apartments for student accommodation | Magdalene Heights Gilesgate
Durham DH1 1SY (18 December)

DM/20/02585/AD and **DM/20/02665/LB** | Individual internally illuminated built-up letters on existing fascia, non-illuminated Heritage Projecting Sign and printed, frosted M-Pattern window vinyl and printed ATM vinyl surround | 76
Saddler Street, Durham DH1 3NP

c. To consider the outcome of the following Planning Committees:

1 December: DM/20/01846/FPA - Land At Aykley Heads Durham DH1 5UQ
The County Planning Committee approved this application.

8 December: DM/20/01961/FPA - William Robson House, Claypath, Durham,
DH1 1SA – to be considered by the Central and East Area Planning Committee

d. To consider the appeal papers for the following 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

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

a. To note:

DM/20/03296/LB | Increase Flashing Heights, Stone Replacements along Existing Flashings and support to Existing Ceiling Joists | Durham University
Palace Green Library Palace Green Durham DH1 3RN (24 December)

DM/20/03312/LB | Listed building consent for the installation of 6 floor vents to the Dungeon Room. | Durham University Palace Green Library Palace Green
Durham DH1 3RN (24 December)

DM/20/03368/TPO | Various tree works | Land To The North Of 27 Fieldhouse
Lane Durham DH1 4LP (16 December)

DM/20/03388/AD | Display of various signage to front elevation. | 17 - 18
Market Place Durham DH1 3NE (18 December)

DM/20/03401/FPA | Construction of 1.9m high fence to southern elevation and retention of fence to western elevation of rear garden area. | 5 West Terrace
Durham DH1 4RN (24 December)

DM/20/03413/FPA | Replacement of offshoot extension to provide dining room/family room plus internal reconfiguration of kitchen and bathrooms. | Oatlands Farnley Mount Durham DH1 4DZ (24 December)

DM/20/03423/FPA | Demolition of an existing standalone modular building and the erection of a new single storey extension to the emergency department. | University Hospital Of North Durham North Road Durham DH1 5TW (24 December)

DM/20/03429/FPA | Single storey rear garden room extension | 4 St Nicholas Drive Durham DH1 4HH (21 December)

DM/20/03531/FPA | Single storey infill extension to side of dwelling to form cloak and utility space | 7 Bishops Gate Durham DH1 4JU (28 December)

DM/20/03556/FPA | Alterations to kitchen, extension to lounge and extension to existing balcony, rendering of building (part retention) | Friars Garth Long Garth Durham DH1 4HJ (24 December)

DM/20/03587/HPN | Prior notification for the erection of a single storey extension which would project beyond the rear wall of the original dwellinghouse 5.8m, for which the maximum height would be 2.75m. | 18 Maddison Court Aykley Heads Durham DH1 5ZT (25 December)

b. To consider making representations

DM/20/03331/FPA | Demolition of flat roofed rear extensions and replace with rear two and single storey pitched roof extensions, replace windows, insert rear rooflight and internal alterations to C4 dwelling to increase from 5 to 6 bedrooms | 13 Alexandria Crescent Durham DH1 4EE (24 December)

DM/20/03388/AD | Display of various signage to front elevation. | 17 - 18 Market Place Durham DH1 3NE (18 December)

DM/20/03403/FPA and **DM/20/03404/LB** | Resubmission of applications DM/20/01402/FPA and DM/20/01403/LB for the change of use from estate agents to HMO (C4) | 17 Old Elvet Durham DH1 3HL (24 December 2020)

DM/20/03436/FPA and **DM/20/03437/LB** | Change of use of the first, second and third floors to form 5no. self-contained apartments units. | 68 Saddler Street Durham DH1 3NP (22 December)

DM/20/03557/LB | Listed Building Consent for repairs and refurbishment to the leaded fleche over the Guild Hall roof, minor repairs to roof covering, rainwater goods, external walls including render to the exterior of the north wall of the Great Hall, internal walls, balcony, windows and roof lights and internal paneling surrounding the interior of the Great Hall. | Town Hall Market Place Durham DH1 3NJ (25 December)

DM/20/03558/OUT | Proposed residential development of up to 440 dwellings (outline including access). | Land To The East Of Regents Court Sherburn Road Durham (31 December)

c. Pre-submission consultations

- **Proposed upgrade to the existing telecommunications installation on Newcastle Road** – documents attached.
- **Proposed upgrade to the existing telecoms installation at the roundabout between A167 and Southfield Way (A691)** – documents attached.

d. Urgent consideration of new applications

Consideration of applications not listed above, but published before this meeting and having an expiry date before 11 January 2021.

7. Durham City Neighbourhood Plan

Progress report on finalising the referendum text and maps.

8. Planning Committee budget proposal for Financial Year 2021/22

9. Dates of future meetings

Friday 8 January 2021 - 14.00 to 16.00 hrs – via Zoom.

Friday 22 January 2021 - 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 will be 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 will be asked to leave the room.

10. The Sands public inquiry

Consideration of the County Council's statement of case, and the meeting with the objectors' barrister

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 27th November 2020.

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members.

Cllr R Cornwell declared an interest in application DM/20/02161/FPA and took no part in the discussion on this application.

Cllr L Brown declared an interest in discussions relating to the A167.

3. To receive and approve as a correct record the minutes of the meeting on 13 November 2020.

The minutes of the meeting held on 13th November 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 items 5,6,7,8 and 11 on the Agenda.

Ms Jacki Bell advised that she was attending to hear discussions on item 5 of the Agenda.

5. Bent House Lane development

The Chair welcomed Mr Lewis Stokes, Community Relations Manager of the Banks Group and Mr Duncan Holness, Project Manager of the Banks Group, to the meeting to discuss the forthcoming planning application by Banks at Bent House Lane.

Lewis began by reminding Members that this site had been allocated for development by the now Adopted County Durham Plan.

Lewis advised that an information leaflet on this development had been sent to around 2000 homes in the local area and this had been supplemented with a wide ranging consultation; including with local residents' groups and neighbouring parish councils.

Lewis advised that he expected an outline planning application to be submitted to Durham County Council for the development of this site within the next 2-3 weeks. Lewis also advised that the technical documentation for the development would be made available on the Banks website.

Lewis advised that the housing need in this area had been established in principle and a masterplan would follow for this site.

Lewis advised that he hoped that the outline planning application for the site would be granted permission by the Spring of next year.

Lewis reminded Members that Banks would not be the house builder for the site and that this site would be sold to a chosen house builder. Banks are not a house builder.

Cllr Liz Brown asked how many houses had been allocated for the site. Lewis advised that this would be approximately 428 houses from the Banks application. Cllr J Ashby reminded Members that the land was not all owned by Banks and that the numbers proposed in the Banks application would not represent the totality of houses on the site itself as other developers may well be submitting their own individual applications for the land in their ownership. Policy H6 of the County Durham Plan having allocated 500 houses in total for the site.

The Clerk asked what measures are in place to ensure that this site did not become more student housing. Lewis advised that this is not something which Banks is considering or would have any input on.

Cllr L Brown asked if a percentage of the houses on this site would be affordable. Lewis confirmed that they would be.

Cllr J Elmer asked what actions were being taken by Banks to encourage use of public transport for the site. Measures such as restricting the number of car parking spaces per dwelling to 1 and a new bus stop for a service into Durham City centre being some examples of this.

Lewis and Duncan advised that Banks were exploring an e-bike proposal and were also looking at opportunities to improve some of the walking and cycle paths to and from the site. Lewis advised that the site itself is highly accessible to the city centre.

Cllr V Ashfield emphasised the point made by Cllr J Elmer regarding the issue of parking. Duncan advised that all development needed to be carried out in accordance with the County Council's Parking Standards.

Cllr R Cornwell asked what actions were being taken to mitigate any adverse impacts to and from the World Heritage Site. Duncan advised that there would be a number of technical documents published which illustrate how Banks had sought to address this matter.

Cllr V Ashfield asked about the energy efficiency of the proposed new dwellings, expressing the hope that these be near 0 net carbon emissions dwellings. Lewis advised that Banks were in discussions with a number of house builders about this matter.

Lewis advised that if there were any further questions, he would be happy for his contact details to be circulated and he will endeavour to answer these.

The Chair thanked Lewis and Duncan for their time attending the Planning Committee meeting. At this point, Lewis, Duncan and Jacki left the meeting.

6. Matters arising:

a. To approve responses on the following planning applications:

DM/20/00341/AD | Display of 1 no. advertisement board for the Three Tuns Student Accommodation development. | 10 New Elvet Durham DH1 3AQ. The Committee **approved** the response to this application.

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

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. It was **agreed** to remove this application from the list of applications to respond to as this now formed part of a Full Planning Application (FPA)

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

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

b. Possible further representation following the adoption of the County Durham Plan

DM/20/02258/FPA | Change of use from hotel to student accommodation comprising of 8 one bed studio apartments and 7 bedrooms with access to communal facilities | 34 Old Elvet Durham DH1 3HN. It was noted that the description for this development had now been amended to a PBSA (Purpose Built Student Accommodation). As such, it was **agreed** that Policy 16.2 of the County Durham Plan would be relevant to this application. It was **agreed** to submit a further objection to this application and Cllr J Ashby **agreed** to draft the follow-up response to this application.

c. Update on building control issues:

The Clerk provided a verbal update on the ongoing issues with 10 Red Hills Terrace Redhills Lane Crossgate Moor Durham DH1 4AX.

The Clerk advised that he had been in correspondence with the Building Control team at DCC and had been advised that Building Control cannot get involved with an Initial Notice application, as this is against the national protocol agreed between Approved Inspectors and Local Authority Building Control.

The Clerk advised that DCC had contacted the Approved Inspector concerned on this application and had asked them to investigate this matter.

The Officer at DCC had advised that his view on the matter is that the work is in progress and before any completion certificate can be issued, the building should comply with Approved Document Part B.

The Officer at DCC had also contacted Durham County & Darlington Fire Service who have agreed to look into this matter. The Clerk advised that he had requested a copy of the Fire Service's assessment of the site and would keep Member updated on this matter.

As a further matter arising, the Clerk also reminded Members of the ongoing correspondence with DCC over the issue of the Neighbourhood Plan. Specifically

the reference to the Neighbourhood Plan included in the Committee report for the Aykley Heads application (DM/20/01846/FPA). The Committee agreed that the references throughout this Committee report to the Neighbourhood Plan were, in their view, incorrect and it was **agreed** that the Clerk should write further to DCC and highlight the Parish Council's views on this.

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

a. To note:

DM/20/03244/TPO | Reduction by 2-3m in height of 1No Conifer Leyland Cypress and Thin Canopy by 20% of 1No Copper Beech | 3 Fieldhouse Lane Durham DH1 4LT (1 December). It was **agreed** to note this application.

DM/20/03271/HPN | Prior notification for the erection of a L shaped single storey extension projecting from the rear of the original dwellinghouse by 4.8m and 1.3m, with an eaves height of 2.30m and maximum overall height of 3.35m | 11 Sunningdale Durham DH1 3WB (4 December). It was **agreed** to note this application.

DM/20/03287/FPA | Alter and extend bungalow to include single storey extension to side, partial two storey rear, partial first floor extension, recladding, application of render, alteration to fenestration and repositioning the garage. | Site Of Former 5 Almoners Barn Durham DH1 3TZ (9 December). It was **agreed** to note this application.

DM/20/03344/FPA | Replacement of the original awning to Parkins shop front | 71 North Road Durham DH1 4SQ (17 December). It was **agreed** to note this application.

DM/20/03352/FPA | Dormer window to front, first floor extension and detached home office building to rear (Revised and Resubmitted) | 17 North Crescent Durham DH1 4NE (10 December). It was **agreed** to note this application.

b. To consider making representations

DM/20/02161/FPA | Erection of first floor extension and internal alterations to an existing mixed use C3/C4 building to provide additional C4 accommodation including the addition of 3no C4 apartments overall creating 5no self-contained C4 apartments for student accommodation | Magdalene Heights Gilesgate Durham DH1 1SY (17 December). At this point in the meeting, Cllr J Ashby took over the Chair and Cllr R Cornwell took no part in the discussions or the vote on this. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application. The response to this application having been decided, Cllr R Cornwell resumed the Chair.

DM/20/02987/FPA | Installation of shopfront, awning and provision of external seating area with planter | Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL (10 December). It was **agreed** to object to this application. Cllr J Elmer **agreed** to draft the response to this application.

DM/20/03175/FPA | Alterations to existing C4 HMO including Demolition of existing rear extension and replacement with new single storey extension, new dormer windows, new windows and internal alterations with increase from 5 to 6 bedrooms. | 4 Allergate Terrace Durham DH1 4ES. It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

DM/20/03217/PNC | Convert third floor from B1 use to C3 to provide an additional 8 x 1 bedroom studio apartments | Third Floor Bridge House North Road Durham DH1 4PW (11 December). It was **agreed** that the use of PNC for this application was not appropriate. Cllr R Cornwell **agreed** to draft a response to this application.

DM/20/03276/FPA | Change of use of youth centre to winter night shelter (Sui Generis) (temporary period of 4 months) | St Nicholas Church Youth Club The Sands Durham DH1 1LF (7 December). It was **agreed** to support this application; with a note to request that the Shelter be opened above outdoor temperatures of the currently proposed 0 degrees Celsius and a request that dogs also be permitted to attend with their owner. The Clerk **agreed** to draft the response to this application.

DM/20/03309/AD | Display of one external digital screen, one fascia sign and vinyls applied externally across 9 windows. | Gala Theatre And Cinema 1 - 2 Millennium Place Durham DH1 1WA (11 December). It was **agreed** to note this application.

DM/20/03316/VOC and **DM/20/03317/VOC** | s.73/s.19 applications for the variation of condition no. 2 (Approved Plans) pursuant to approved planning permissions DM/17/03547/FPA / DM/17/03548/LB, to allow minor material alterations to the lower the ridge and eave height, and form of Block C, and new window within the side elevation of Block B. | Former Three Tuns New Elvet Durham DH1 3AQ (17 December). It was **agreed** to note this application.

8. Joint working on masterplans/design briefs for Sniperley Park and Sherburn Road

Mr John Lowe advised that the City of Durham Trust had submitted a substantial letter to Banks on these proposals and were expecting feedback on this hopefully next week.

Mr John Lowe also advised that a substantial letter had also been submitted to the Director of Planning at Durham County Council and no response had yet been received. Both documents have also been shared with the Parish Council.

Mr John Lowe also advised that the Trust had advised the Director of Planning that they had prepared substantial documents on the impact of these proposals on the World Heritage Site views and the footpaths and cycle ways and hoped to be able to share these with the Director and his Officers at a meeting. Again, the Trust is awaiting a response on this.

Cllr G Holland advised that he would keep the City of Durham Parish Council updated on a response from Framwellgate Moor Parish Council on the offer to work in partnership with others on the Sniperley Park development proposal.

Cllr J Ashby commended the Trust for their excellent work in considering these proposals and for the documents they have produced.

Cllr L Brown advised that she understood that Belmont Parish Council would be meeting next month to decide whether to be part of the proposed coalition on the Sherburn Road development.

Cllr J Elmer advised that he was concerned at there apparently being no Full Planning Application for the Sherburn Road development. This instead coming via way of an outline planning application followed by a Reserved Matters application. This concern was echoed by the Chair.

9. Planning training document

The Committee commended the Clerk on the production of the planning training document. It was agreed that this document should be refined to include screenshots of the planning portal (to make it easier for someone to navigate the County Council's planning portal) and also include quick references to specific policies or paragraphs in relevant planning documents.

10. North East Transport Plan

The Chair reminded Members that there is an ongoing public consultation on the proposed North East Transport Plan. The Chair advised that the Planning Committee of the Parish Council is charged with considering any highways matters on behalf of the Parish Council and asked if Members wished to respond to this consultation. It was **agreed** that the Parish Council should respond to this consultation and the Chair **agreed** to prepare a report setting out a road map on how best to go about this.

11. Dates of future meetings

Friday 11 December 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 8 January 2021 - 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 participation and closed the meeting.

Signed,

Chair of the City of Durham Parish Council Planning Committee