

City of Durham Parish Council

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4 January 2021

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/81500610568>

Meeting ID: 815 0061 0568

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 8 January 2021 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 11 December 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/20/02161/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/20/03331/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

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

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

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

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

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

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

a. To note:

DM/20/03337/FPA | Replace existing conservatory with a sun lounge extension to side of property, construct a first floor extension over existing garage and ground floor extension to rear and side of property. | 1 Crossgate Moor Gardens Durham DH1 4HS (6 January)

DM/20/03643/TPO | Reduce the central storm damaged stem to tier of branches below the tear of one Pine tree within front garden area as protected by a tree preservation order. | 7 Almoners Barn Durham DH1 3TZ (not available)

DM/20/03663/FPA | Replacement front porch and front ramp | Green Lane Health Centre 4 Green Lane Old Elvet Durham DH1 3JU (14 January)

DM/20/03671/FPA | Rear single story extension | 34 St Monica Grove Crossgate Moor Durham DH1 4AT (not available)

DM/20/03714/LB | Works to listed building including basement improvements and improved access staircase, refurbishment of bay window, new window within the existing coal chute to the front elevation and new window to kitchen and bedroom 2, re-construct light shaft in attic, insulate ceiling and provide additional purlins, new bathroom, utility and kitchen fittings, new paving to rear yard and various repairs | 54 South Street Durham DH1 4QP (14 January)

DM/20/03717/FPA | Replacement of Existing Decayed Front Doors and Windows | 46 Albert Street Durham DH1 4RJ (12 January)

DM/20/03762/FPA | Single-Storey and Two-Storey Front plus Single-Storey Rear Extensions and Widening of Vehicular Access and Hard Standing | 6 Nickleby Chare Durham DH1 3QX (13 January)

DM/20/03764/FPA | Erection of single-storey extension at rear of dwelling. | Dunnottar Nevilles Cross Bank Durham DH1 4JP (12 January)

b. To consider making representations

DM/20/03238/OUT | Outline application for Purpose Built Student Accommodation comprising 850 bedrooms, with all matters reserved. | Land To The North Of Mount Oswald South Road Durham DH1 3TQ (14 January)

DM/20/03394/VOC | Variation of conditions 1 (approved plans) and 7 (lighting) of planning permission DM/20/00702/VOC (Erection of office HQ with associated works and car parking) to facilitate amendments to the design of the MSCP stair and lift core, increased curtain walling, escape stair lighting, installation of lighting on the top two parking decks and re-configuration of 277 parking bays including reduction of 4 accessible bays and provision of larger dual accessibility bays | The Sands Carpark And Durham Sixth Form Car Park Site Freemans Place Durham DH1 1SQ (16 January)

DM/20/03455/FPA | Change of use from dwelling to three flats (use class C3) including internal alterations, dormer windows in roofspace to rear, rooflight to front and fenestration changes. | 64 Gilesgate Durham DH1 1HY (14 January)

DM/20/03628/FPA and **DM/20/03631/LB** | Demolition of conservatory and replace with single storey extension to rear, replace 1no window, replacement of roof covering and internal alterations | Old Granary Crook Hall Sidegate Durham DH1 5SZ (15 January)

DM/20/03701/FPA | Erection of two-storey extension to side of dwelling and single-storey extension to rear. | 4 Orchard Drive Durham DH1 1LA (14 January)

DM/20/03706/FPA | Single storey rear extension and conversion of loft space into habitable rooms with installation of 2 no. dormers to rear and hip to gable enlargements to main roof and rear two storey offshoot roof. | 27 Fowler Wynd Durham DH1 3EZ (12 January)

7. Area Planning Committee: 12 January 2021

To confirm representation at this committee, which is to consider DM/14/03327/FPA - Fernhill, Newcastle Road, Crossgate Moor, Durham, DH1 4JZ

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

9. Neighbourhood Plan: update on outstanding issues

10. Traffic Regulation Orders

Road No.	Location	Description	Traffic Management	Start Date	End Date	Responsibility
A177	Stockton Road, Durham City	Ducting works	2 way lights (Saturday and Sunday only)	23 January	2 February	British Telecom

Road No.	Location	Description	Traffic Management	Start Date	End Date	Responsibility
A691	Framwellgate Peth, Durham City	Milburngate development - new junction construction	2 way lights (8:00am to 5:00pm) manual control	10 January	10 January	Tolent Construction Limited
A691	Framwellgate Peth, Durham City	Milburngate development - new junction construction	Contra-flow traffic control	10 January 2021	April 2021	Tolent Construction Limited
Unclassified 27.6	North Road, Durham City (bus station exit to North Road roundabout)	Bus station redevelopment - Water main diversion	Northbound road closure	4 January	25 January	Northumbrian Water
Unclassified	Redhills Lane, Crossgate Moor	New electric connection	Road closure	8 March	19 March	Northern Powergrid
Footpath	Freemans Place to Pennyferry Bridge, Durham City	Building development	Footpath closure	4 January 2021	August 2021	Keir Services

11. Dates of future meetings

Friday 22 January 2021 - 14.00 to 16.00 hrs – via Zoom.

Friday 5 February 2021 - 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 11th December 2020.

1. Welcome and apologies

Apologies were received from Cllrs L Brown 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 27 November 2020.

The minutes of the meeting held on 27th November 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 the meeting to hear the discussions on items 5, 6 and 7 on the Agenda.

Cllr Esther Ashby advised that she was attending the meeting to hear the discussions on item 6c of the Agenda.

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

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. Following further consideration of this application, it was **agreed** to note 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. The response to this application was **approved** by the Committee.

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

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

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). Following further consideration of this application, it was **agreed** to object and also to call this application in to the Central and East Area County Planning Committee for consideration. The draft response, subject to the additional sentence calling the application in, was **approved** by the Committee.

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. Following amendments to these applications, it was **agreed** to withdraw the Parish Council's objection.

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

1 December: DM/20/01846/FPA - Land At Aykley Heads Durham DH1 5UQ
It was noted that the County Planning Committee approved this application. Cllr J Ashby advised that the City of Durham Trust were currently drafting a letter to the Secretary of State on this application.

8 December: DM/20/01961/FPA - William Robson House, Claypath, Durham, DH1 1SA. It was **noted** that this application had now been approved with sufficient conditions, as requested by the Parish Council. It was also noted that the Parish Council would be monitoring this site in the event that this becomes a PBSA.

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. The Committee noted the appeal papers for application DM/20/01018/FPA and it was **agreed** that a further response should be submitted on this application. Cllr J Ashby **agreed** to draft the response to this appeal.

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

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

DM/20/03368/TPO | Various tree works | Land To The North Of 27 Fieldhouse Lane Durham DH1 4LP (16 December). It was **agreed** to note this application.

DM/20/03388/AD | Display of various signage to front elevation. | 17 - 18 Market Place Durham DH1 3NE (18 December). It was **agreed** to note this application.

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

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

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

DM/20/03429/FPA | Single storey rear garden room extension | 4 St Nicholas Drive Durham DH1 4HH (21 December). It was **agreed** to note this application.

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

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

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

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

DM/20/03388/AD | Display of various signage to front elevation. | 17 - 18 Market Place Durham DH1 3NE (18 December), It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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). It was **agreed** to object to application DM/20/03403/FPA and also to call this application in to the Central and East Area County Planning Committee. The Clerk **agreed** to draft the response to this application.

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). It was **agreed** to object to application DM/20/03436/FPA. Cllr R Cornwell **agreed** to draft the response to this application.

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

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). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

c. Pre-submission Consultation

- Proposed upgrade to the existing telecommunications installation on Newcastle Road. It was **agreed** to note the information provided by the telecoms company on this pre-application consultation.
- Proposed upgrade to the existing telecoms installation at the roundabout between A167 and Southfield Way (A691). It was **agreed** to note the information provided by the telecoms company on this pre-application consultation.

d. Urgent consideration of new applications

The Chair advised that he had pre-circulated details of all new applications in the Parish; not listed above but published before this meeting and having an expiry date before 11 January 2021. These applications were as follows:

DM/20/03424/FPA | Two storey side extension | Braeholm Lowes Barn Bank Nevilles Cross Durham DH1 3QJ (31 December)

DM/20/03577/TPO | Fell 1no. Lime (T1) and 1no. Horsechestnut (T2) | 9 Crossgate Peth Durham DH1 4PZ (1 January)

DM/20/03593/LB | To install a Nu Aire Dri-Eco-Hc Positive Input Ventilation Unit within roof | 25 Crossgate Durham DH1 4PS (30 December)

The Committee **agreed** to note all of these applications.

7. Durham City Neighbourhood Plan

The Chair provided an update a progress report on finalising the referendum text and maps. The Chair advised that he had provided a number of further maps to the officer at DCC dealing with the Neighbourhood Plan.

It was **agreed** that a follow up email should be sent to DCC to request a specific timescale as to when their work in reviewing the revised Plan would be complete.

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

The following was **agreed** as the Planning Committee's budget proposal to go to the January Finance Committee meeting:

£4,000 for professional support in responding to planning consultations.

£4,000 towards the production of two Supplementary Planning Documents (SPDs) relating to trees and a design guide. (With the remaining costs for this work coming from a grant application to Locality).

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 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.

10. The Sands public inquiry

The Chair advised that a meeting had taken place between the Parish Council's Barrister and a number of objectors to the County Council's application to have the former coach park deregistered as common land. The Chair remarked that this had been a useful meeting in preparation for the public inquiry on this application.

It was **noted** that the public inquiry was now delayed until mid-March 2021.

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