

# City of Durham Parish Council

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18 January 2021

## **Access details for Zoom Planning Committee meeting:**

### **Join Zoom Meeting**

**<https://us02web.zoom.us/j/82835280621>**

**Meeting ID: 828 3528 0621**

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 22 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 8 January 2021.**
- 4. To receive any public participation comments on the following agenda items.** Please email the Parish Clerk [parishclerk@cityofdurham-pc.gov.uk](mailto:parishclerk@cityofdurham-pc.gov.uk) to register to speak.
- 5. Matters arising:**

#### **(a) To approve responses on the following planning applications:**

**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

**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 | The Sands Carpark And Durham Sixth Form Car Park Site Freemans Place Durham DH1 1SQ

**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

#### **(b) To consider the outcome of the following Area Committee hearing:**

**DM/14/03327/FPA** – Erection of four detached dwellings | Fernhill, Newcastle Road, Crossgate Moor, Durham, DH1 4JZ

6. **Presentation on proposals for 7-8 Silver Street** (former Cotswold store)
7. **Regulation of Private Landlords in Durham City** - report attached.
8. **To consider these planning applications** (the date in brackets is the deadline to call to committee):

**a. To note:**

**DM/20/03667/FPA** | Lean-to hipped roof to existing single storey extension to front | 21 And 23 Geoffrey Avenue Durham DH1 4PF (26 January)

**DM/20/03717/FPA** | Replacement of Existing Decayed Front Doors and Windows | 46 Albert Street Durham DH1 4RJ (28 January)

**DM/20/03743/FPA** | Replacement of existing 20m telecommunications pole with new 20m telecommunications pole, supporting 6 no. antennas and 3 no. remote radio units, and removal of existing ground RBS 6102 cabinet and installation of York cabinet along with ancillary development. | Land To The North East Of Keenan House Old Dryburn Way Durham DH1 5BN (28 January)

**DM/21/00022/FPA** | Construction of 4 no. refuse storage areas with associated boundary fencing | 9 The Chains Durham DH1 1QZ (not available)

**DM/21/00041/LB** | Renovation including the creation of internal Jack & Jill style en-suite, replacement of front and rear windows, insertion of replacement window frames and new front door, repaired pointing and render to lower third of rear elevation (retrospective) | 211 Gilesgate Durham DH1 1QN (4 February)

**b. To consider making representations**

**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 (4 February)

**DM/19/03313/FPA** | Temporary change of use until end of August 2021 from C3 to C4. | 3 The Bowers Durham DH1 4EH (5 February)

**DM/20/03760/FPA** | Partial change of use to create 70 bed Student Accommodation Facility to include the erection of a two storey extension to existing roof and associated access arrangements | First To Third Floors 4 - 6 Silver Street Durham DH1 3RB (4 February)

8. **DCC Spatial Planning Policy consultations** – report included.
9. **Neighbourhood Plan:** update on outstanding issues
10. **Traffic Regulation Orders - Framwelgate Peth / Milburngate Development**
11. **Dates of future meetings**

**Friday 5 February 2021** - 14.00 to 16.00 hrs – via Zoom.

**Friday 19 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 8th January 2021.

**Present:** Cllr R Cornwell (Chair), Cllr J Ashby, Cllr V Ashfield, Cllr L Brown and Cllr J Elmer.

**Also present:** Mr A Shanley (Parish Clerk), Mr John Lowe, Cllr E Ashby and Mr Chris Plummer (members of the public)

### 1. Welcome and apologies

Apologies were received from Cllr G Holland

### 2. To receive any declarations of interest from members

Cllrs V Ashfield and L Brown declared an interest in application DM/20/03394/VOC and took no part in the discussion on this application.

### 3. To receive and approve as a correct record the minutes of the meeting on 11 December 2020

The minutes of the meeting held on 11<sup>th</sup> December 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 discussions on items 6-10 on the Agenda.

Cllr E Ashby advised that she was attending the meeting to hear discussions on application DM/20/03238/OUT.

Mr Chris Plummer advised that he was attending the meeting to hear discussions and answer any questions on applications DM/20/03628/FPA and DM/20/03631/LB; applications for which he is the applicant.

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

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

**DM/20/03388/AD** | Display of various signage to front elevation. | 17 - 18 Market Place Durham DH1 3NE. The Committee **approved** 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. The Committee **approved** the response to these applications.

**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. The Committee **approved** the response to these applications.

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

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

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

**DM/20/03663/FPA** | Replacement front porch and front ramp | Green Lane Health Centre 4 Green Lane Old Elvet Durham DH1 3JU (14 January). It was **agreed** to note this application.

**DM/20/03671/FPA** | Rear single story extension | 34 St Monica Grove Crossgate Moor Durham DH1 4AT (not available). It was **agreed** to note this application.

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

**DM/20/03717/FPA** | Replacement of Existing Decayed Front Doors and Windows | 46 Albert Street Durham DH1 4RJ (12 January). It was **agreed** to note this application.

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

**DM/20/03764/FPA** | Erection of single-storey extension at rear of dwelling. | Dunnottar Nevilles Cross Bank Durham DH1 4JP (12 January). It was **agreed** to note this application.

#### **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). It was **agreed** to support this application, with the proviso that suitable parking arrangements be considered and trees are protected. Cllr J Ashby **agreed** to draft the response to this application.

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

**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). It was **agreed** to object to this application and to also call this application in to the Central and East Area County Planning Committees. Cllr J Ashby and Cllr R Cornwell **agreed** to draft the response to this application.

**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). It was **agreed** to note these applications.

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

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

#### **7. Area Planning Committee: 12 January 2021**

The Committee noted that the application DM/14/03327/FPA for Fernhill would be considered at the Area Planning Committee on 12<sup>th</sup> January 2021. This is an application to which the Parish Council had objected as this is based in the green belt and it was **agreed** that Cllr R Cornwell should represent the Parish Council at this meeting.

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

The Clerk reported that the Planning Committee's proposed budget would be considered at the upcoming Finance Committee meeting on 11th January 2021. Cllr R Cornwell confirmed that he would be attending this meeting as Chair of Planning.

#### **9. Neighbourhood Plan**

Cllr R Cornwell advised that he and Ms Sue Childs would be meeting next week with the Officer at DCC responsible for the Neighbourhood Plan to go over some outstanding issues, in particular relating to the maps provided to DCC.

#### **10. Traffic Regulation Orders**

Members noted all of the Temporary Traffic Regulation Orders (TTRO) as follows:

<b>Road No.</b>	<b>Location</b>	<b>Description</b>	<b>Traffic Management</b>	<b>Start Date</b>	<b>End Date</b>	<b>Responsibility</b>
A177	Stockton Road, Durham City	Ducting works	2 way lights (Saturday and Sunday only)	23 January	2 February	British Telecom
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	Building	Footpath	4 January	August	Keir Services

<b>Road No.</b>	<b>Location</b>	<b>Description</b>	<b>Traffic Management</b>	<b>Start Date</b>	<b>End Date</b>	<b>Responsibility</b>
	Pennyferry Bridge, Durham City	development	closure	2021	2021	

Members expressed concern about the arrangements by Tolent for the Milburngate development. There were some concerns that the current arrangements may lead to a safety issue for pedestrians. It was **agreed** that the Clerk should write to DCC about this and to see what could be done about this.

Cllr L Brown advised that the TTRO relating to 'Redhills Lane' should actually be 'Redhills Terrace.'

#### **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.

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**



## **ITEM 7: REGISTRATION OF PRIVATE LANDLORDS**

The letting of residential properties for rent in Durham City is currently guided by a voluntary Private Landlord Accreditation Scheme, requiring “private landlords to work in line with a Code of Practice. It recognises landlords who offer good quality, well-managed accommodation and promotes the ongoing improvement of housing in the private rental sector by encouraging all landlords to achieve the same standards.” The Code of Practice also sets out a wide range of legal requirements including:

- an Energy Performance Certificate (EPC)
- a Gas Safety Certificate
- safe electrical equipment
- a smoke alarm
- carbon monoxide detector (only required for solid fuel fires)

The Scheme is clear and reasonably comprehensive, but only applies to landlords who have voluntarily joined it. Similarly, the sanction of being suspended from the Scheme if breaches are discovered can only apply to landlords who are members.

The Committee’s attention has recently been drawn to a number of properties that allegedly lack an Energy Performance Certificate. Of itself, this is not the ultimate concern, but it demonstrates that the Scheme is insufficient to ensure the safety of the occupants of all rented accommodation in the city.

Members may wish to refer the information about missing EPCs to the Landlord Licensing Working Party that is liaising with the County Council on ways in which the private rented sector in Durham city might be brought into a compulsory, self-financing landlord licensing scheme, and to request the County Council to investigate the cases specified.

<b>DECISIONS REQUIRED</b>	For Members to:  1) refer the information received about the lack of EPCs in some rented accommodation to the Landlord Licensing Working Party, and  2) request the County Council to investigate the cases specified.
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## **ITEM 8: SPATIAL PLANNING POLICY CONSULTATIONS.**

### **1. Minerals and Waste Development Plan Document**

Durham County Council is inviting comments on a Notice of Intention to prepare a Development Plan document, which explains views on the scope of the Minerals and Waste Policies and Allocations Document. The Minerals and Waste Allocations Document will form part of the statutory development plan for County Durham and together with the County Durham Plan, it will be used to make decisions on planning applications for future minerals and waste management in the county.

### **2. Parking and Accessibility Supplementary Planning Document (SPD)**

The County Council is consulting on a Parking and Accessibility Supplementary Planning Document (SPD), which will set out parking and accessibility requirements for developers and officers when assessing planning applications. The SPD will support Policy 21 (Delivering Sustainable Transport) of the County Durham Plan. This consultation has been developed in accordance with the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and other relevant guidance. It will replace the Council's Parking and Accessibility Standards 2019.

This 'issues and options' consultation is the first of two rounds of consultation and seeks comments on the Council's planned approach to specific parking and accessibility issues. An SPD will then be drafted based on responses to this consultation. A second consultation will then be undertaken on the draft SPD before the document is adopted into Council policy. This consultation covers issues such as accessibility of development to people with disabilities, parking requirements at new and extended homes, accessibility of destinations and parking requirements at different types of destinations (i.e. employment, retail, leisure), and requirements for electric vehicle and cycle parking.

The County Council is holding two online consultation events for the SPD, the links for which are below:

Date	Time	URL
Tuesday 2 <sup>nd</sup> February	9:30am	<a href="https://www.eventbrite.co.uk/e/133855121271">https://www.eventbrite.co.uk/e/133855121271</a>
Wednesday 10 <sup>th</sup> February	6:00pm	<a href="https://www.eventbrite.co.uk/e/133968482337">https://www.eventbrite.co.uk/e/133968482337</a>

### **3. Proposed Article 4 Direction**

The Council is also consulting on a proposed Article 4 Direction relating to Houses in Multiple Occupation (HMOs) for the Mount Oswald area, Carville and Belmont in Durham City. The Article 4 Direction would mean that any change from a family home to an HMO would require planning permission. This would enable the Council to assess the suitability of the proposals in line with the County Durham Plan.

County Durham currently has two existing Article 4 Directions relating to HMOs. They are in place across most of Durham City, Newton Hall, Framwellgate Moor and Pity Me. The proposed Article 4 Direction area if implemented would adjoin the existing Article 4 Directions in place, with the impact of enlarging the Article 4 Direction area in Durham City.

Existing HMOs within the proposed Article 4 area would not be affected by the proposed introduction Article 4 Direction.

Durham County Council is holding two online consultation events for the Article 4 Direction, the links for which are below:

Date	Time	URL
Tuesday 2 <sup>nd</sup> February	10:30am	<a href="https://www.eventbrite.co.uk/e/133965491391">https://www.eventbrite.co.uk/e/133965491391</a>
Wednesday 10 <sup>th</sup> February	7:00pm	<a href="https://www.eventbrite.co.uk/e/133968482337">https://www.eventbrite.co.uk/e/133968482337</a>

The map for the proposed Mount Oswald's extension can be found here:  
<http://www.durham.gov.uk/media/34578/Proposed-HMO-map-for-Mount-Oswald/pdf/HMOMountOswaldMap.pdf?m=637457029940030000>

and is overleaf. Members are reminded that the Parish Council has already contracted the services of a planning officer to look over this matter on our behalf and that report has been agreed by the Planning Committee. The report from the planning officer is attached with the Agenda.

