

City of Durham Parish Council

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12 April 2021

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting
<https://us02web.zoom.us/j/89917671594>
Meeting ID: 899 1767 1594

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 16 April 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 1 April 2021.**
- 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/21/00421/FPA | Removal of existing single storey rear extensions to two C4 HMOs 16 & 17 Sidegate, erection of new single storey extensions to rear. Conversion of loft space to no. 17 Sidegate to include dormer windows to front and rear elevations. | 16 And 17 Sidegate Durham DH1 5SY

DM/21/00669/FPA | Conversion of vacant dwelling to provide 4no. 2 bedroom residential apartments (C3), single storey extension to side, various external alterations, associated dual vehicle access points, off-street parking and landscaping. | 115 Gilesgate Durham DH1 1QG

DM/21/00914/FPA | Erection of part two-storey/part single-storey extension to front, two-storey extension to rear and single-storey extension to side (southern) elevation. | 6 Orchard Drive Durham DH1 1LA

(b) Committee date for DM/21/00154/VOC and DM/21/00155/VOC

To receive a report on this meeting of the County Planning Committee.

6. Proposed sale of highways land, DH1 4HX

To consider whether any further action is possible.

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

a. To note:

DM/21/00737/FPA | Aluminium vent cover 300mm x 300mm that sits above door to rear of premises (retrospective) | 87A - 87B Elvet Bridge Durham DH1 3AG (6 May)

DM/21/01010/TPO | Various tree works to 2no. Beech (T6 and G5), 1no. American Oak (G6) and 1no. Pine (G6) | 8 Almoners Barn Durham DH1 3TZ (21 April)

DM/21/01093/FPA | Extract ventilation upgrade works, replacement of existing external and additional mechanical plant and equipment and re-roofing of the Christopherson Building. | Durham University Science Site South Road Durham DH1 3LE (21 April)

DM/21/01138/TPO | Pollard Willow (T4), fell dead tree (T8), prune Horse Chestnut (T10), Prune Lime (T34), reduce tree W2*4 and prune Beech (T64) | St Leonards Catholic School North End Durham DH1 4NG (22 April)

DM/21/01190/LB | Works listed building, replacing water-damaged ceilings and reinstatement of an internal door to a historic structural opening to I.T suite | The Chorister School The College Durham DH1 3EL

b. To consider making representations

DM/21/01126/LB | Listed Building consent to alter internal layout of Flat 3 from 5 to 6 HMO bedrooms, replace boilers serving individual flats including external flues to rear and insert 2no conservation style roof lights to rear roof slope | 3 North Bailey Durham DH1 3ET (6 May 2021)

DM/21/01145/FPA | Two storey side extension, single storey rear extension and widening of driveway | 9 Cedar Drive Durham DH1 3TF (22 April)

c. 51 Whinney Hill appeal To consider whether to amend the draft representation.

8. Traffic Regulation Orders

Road No.	Location	Description	Traffic Management	Start Date	End Date	Responsibility
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C98	New Elvet, Durham City	Replace- ment works	2 / 4 way lights	6 April	17 May	Northern Gas Net- works
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- 9. Application to de-register the former coach park at The Sands as common land**
- 10. Consideration of suggested Planning Committee actions in respect of the Parish Council Climate Change plan** – report included.
- 11. Dates of future meetings**

Friday 30 April 2021 - 14.00 to 16.00 hrs – via Zoom.

Friday 14 May 2021 - 14.00 to 16.00 hrs – provisional date contingent on the outcome of the Parish Council elections and the expiry (or not) of the Coronavirus regulations.

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 Thursday 1st April 2021.

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

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

1. Welcome and apologies

No apologies were received.

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 19 March 2021.

The minutes of the meeting held on 19th March 2021 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 5-9 on the Agenda, with a particular interest in the applications involving houses at Sidegate.

Cllr Esther Ashby advised that she was attending the meeting to hear discussions on application DM/21/00922/TPO.

5. Matters arising:

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

DM/21/00376/FPA and **DM/21/00377/AD** | Alterations to existing shop front and installation of external extraction equipment in association with a change of use from Retail to Restaurant | 20-21 Silver Street Durham DH1 3RB. The response to these applications was **approved** by the Committee.

(b) To approve the following rebuttal statement:

DM/20/01018/FPA | 51 Whinney Hill, Durham, DH1 3BD.

The Committee noted that the Planning Inspectorate had responded to the Parish Council's rebuttal statement to this appeal to say that, as this is being appealed under the HAS appeal system, no interested party can submit further comments once the appeal has started. The Committee disagreed with this decision and the Clerk advised that he had responded to the Inspectorate, highlighting the criteria under which an appeal may be considered under the HAS appeal system and advising that, in the Parish Council's view, this did not meet the criteria for this appeal system. The Committee **approved** this action and **agreed** to await to hear further from the Inspectorate on this appeal.

(c) To consider the latest amendments to these proposals:

DM/20/03436/FPA and **DM/20/03437/LB** (68 Saddler Street). It was **agreed** to note the amendments to these proposals.

DM/20/03760/FPA |First To Third Floors 4 - 6 Silver Street Durham DH1 3RB. It was **agreed** to note the amendments to this proposal.

(d) Erection of a monopole mast and associated equipment near St Oswald's graveyard

The Clerk advised that he had now received correspondence from the Planning Development Manager at DCC to state that the telecoms company is not willing to remove the monopole and its associated equipment from its current location in the short term but had agreed to consider an alternative location in the longer term.

The Committee expressed its disappointment at this outcome and **agreed** to draft a press release to that end.

(e) Committee date for DM/21/00154/VOC and DM/21/00155/VOC

It was **agreed** that Cllr J Ashby should represent the Parish Council at the Council Planning Committee meetings where these applications would be considered.

(f) Major amendments to planning applications

The Clerk confirmed that a letter had now been submitted to the Planning Development Manager at DCC regarding amendments to previously considered planning applications. This followed the last Planning Committee meeting where this letter was agreed following the example of application surrounding planning application DM/20/02382/FPA, where the Committee had agreed to note this application, it was amended substantially and the Parish Council were not notified of this amendment as a result.

The Clerk advised that he had now received a response from the Planning Development Manager to state that DCC follows the relevant Government advice in that if an amendment does not fundamentally change the description of an application and relates to the same site then DCC would normally take the view it would be unreasonable and a little bureaucratic to ask for withdrawal and resubmission.

In terms of process, the Planning Development Manager advised that DCC consults with Local Councils through the weekly planning list. DCC would not normally reconsult a Local Council once an amendment had been made, unless the (Parish) Council had made comments on the original submission. However, the Planning Development Manager advised that it is possible, through the County Council's Public Access system, to 'track' an application so that the Parish Council may be notified if there are any amendments.

It was **agreed** that, going forwards, the Clerk should track all applications involving an extension to an existing property, which the Committee had agreed to note. This would then allow the Committee to be notified and consider any amendments to these applications.

6. **Proposed sale of highways land, DH1 4HX**

The Chair advised that he, the Clerk and Cllr L Brown had met with the relevant officer at DCC regarding the release of this land. The officer had advised that both planning and highways at DCC had no objections to the release of this land.

The Committee expressed unhappiness at this and concern at the precedent this could set for the area. It was **agreed** that the Clerk should write to both Planning and Highways at DCC and to ask whether a planning application may be forthcoming in relation to this site.

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

a. **To note:**

DM/21/00635/FPA | 2 storey rear extension c/w decking, balcony and external spiral staircase. Tiled pitched roof to existing garage | 27 Archery Rise Durham DH1 4LA (16 April). It was **agreed** to note this application.

DM/21/00820/LB | Refurbishment of public toilets on first floor | Town Hall Market Place Durham DH1 3NJ (16 April). It was **agreed** to note this application.

DM/21/00847/LB | Listed building consent for replacement windows. | 37 Saddler Street Durham DH1 3NU (15 April). It was **agreed** to note this application.

DM/21/00850/CPO | Certificate of lawfulness of a proposed development for the conversion of loft space to form habitable room, incorporating rear dormer window with 1no. Velux roof light to the front | 62 St Bedes Close Crossgate Moor Durham DH1 4AB (not available). It was **agreed** to note this application.

DM/21/00922/TPO | Various crown reductions etc to allow for installation of site cabins / storage. | Mount Oswald Golf Club House Mount Oswald Golf Club South Road Durham DH1 3TQ (13 April). It was **agreed** to note this application, however, in noting this application, the Committee also **agreed** to request a schedule of tree felling and replacement from the developer.

DM/21/00981/TPO | Fell 2no. Willow trees | 8 The Bowers Durham DH1 4EH (13 April). It was **agreed** to note this application.

b. **To consider making representations**

DM/21/00201/FPA | Conversion of office block to 8no. dwellings in total. 6no. 2-bed apartments on floors 6 and 7, and 2no. penthouse apartments on floor 8. An extension above floor 7 within the alcove of the roof space is proposed to accommodate the penthouse apartments. | 4 Saddler Street Durham DH1 3NP (15 April). It was **agreed** to note this application.

DM/21/00421/FPA | Removal of existing single storey rear extensions to two C4 HMOs 16 & 17 Sidegate, erection of new single storey extensions to rear. Conversion of loft space to no. 17 Sidegate to include dormer windows to front and rear elevations. | 16 And 17 Sidegate Durham DH1 5SY (15 April). It was

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

DM/21/00669/FPA | Conversion of vacant dwelling to provide 4no. 2 bedroom residential apartments (C3), single storey extension to side, various external alterations, associated dual vehicle access points, off-street parking and landscaping. | 115 Gilesgate Durham DH1 1QG (15 April). It was **agreed** to object to this application 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/21/00861/FPA | Change of use from takeaway to residential apartment | 2 Maynards Row Gilesgate Durham DH1 1QF (15 April). It was **agreed** to note this application.

DM/21/00914/FPA | Erection of part two-storey/part single-storey extension to front, two-storey extension to rear and single-storey extension to side (southern) elevation. | 6 Orchard Drive Durham DH1 1LA (15 April). It was **agreed** to object to this application and, on the basis that this could potentially be a C4 dwelling, to call this application in to the Central and East Area County Planning Committee for consideration. Cllr V Ashfield **agreed** to draft the response to this application.

8. Neighbourhood Plan

The Chair reported that hard copies of the Neighbourhood Plan had now been produced and sent to all Councillors, as agreed at a recent Full Council meeting.

The Chair also advised that the polling cards for the Neighbourhood Plan referendum had now been delivered by DCC.

The Chair also advised that the Notice of Referendum will also be installed in noticeboards around the Parish.

9. Traffic Regulation Orders

The Committee **agreed** to note the following Temporary Traffic Regulation Orders:

Road number	Location	Description	Traffic management	Start date	End date	Responsibility
A690 	Nevilles Cross Bank, Nevilles Cross	New gas supply	2 way lights (manual control 7:00am to 7:00pm)	7 April	11 April	Northern Gas Networks

A690	Eastbound towards North Road roundabout, Durham	Clear telecom chamber and cabling	Lane closure (9:30am to 3:30pm)	3 May	6 May	Vodafone
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10. Dates of future meetings

Friday 16 April 2021 - 14.00 to 16.00 hrs – via Zoom.

Friday 30 April 2021 - 14.00 to 16.00 hrs – via Zoom.

11. Application to de-register the former coach park at The Sands as common land

The Committee noted that the inquiry will now be taking place over 5 days as opposed to 3 days, as previously expected.

It was **agreed** that objecting parties should meet ahead of the inquiry in order to go over any outstanding matters.

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
(16th April 2021)**

ITEM 10: CONSIDERATION OF SUGGESTED PLANNING COMMITTEE ACTIONS IN RESPECT OF THE PARISH COUNCIL CLIMATE CHANGE PLAN

The Parish Council has made a commitment to combatting the global climate emergency by encouraging a healthy natural environment, improving air quality, promoting zero carbon developments, managing land for nature and reducing waste, so promoting the health and wellbeing of our residents and reduced impact on the global climate.

The Parish Council is now seeking to underpin all activities with the principle of sustainable development, embodied within the UN Sustainable Development Goals.

Some of these commitments can be met a Full Council level, as it is recognised the Council does not have the powers to achieve many of these aspirations but will have to work with partners to encourage their action. Some of the commitments will be better achieved through the Council's Committees.

At the last Full Parish Council meeting, it was agreed that each of the identified priorities should go forward to Committees for each Committee of the Parish Council to consider what action it may be able to take on this.

The Sustainability Principles in the report to Full Council relating to the Planning Committee included:

- Actively support planning applications for new renewable energy in the area.
- Place conditions on all new planning applications: require every decision to be well informed on its climate impact and demand that the planning authority provides you with the appropriate information;
- Influence decisions on infrastructure and transport projects made by local authorities;
- Encourage increase in the amount of renewable energy generated locally & encourage use of electronic display showing how much energy has been generated and how much money and CO2 emissions saved;
- Request street lighting which uses well-directed LED lighting;
- Encourage car-sharing schemes for commuting and non-commuting journeys.
- Press for differential car-parking charges for fully electric, hybrid and high carbon vehicles and provide dedicated spaces with electric charging points;
- ban the use of idling carbon-using vehicles (e.g., ice cream vans and promotion vehicles) in the Market Place, Millennium Place and other central urban spaces in the County.

DECISION REQUIRED	For Members to consider what actions, from the above list or otherwise, which the Parish Council's Planning Committee may be able to take, in order to support the fight against climate change.
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