

City of Durham Parish Council

Office 3 D4.01d Clayport Library
8 Millennium Place
Durham
DH1 1WA
Telephone 07704 525630
Email: parishclerk@cityofdurham-pc.gov.uk

12 April 2021

Access details for Zoom Planning Committee meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/87297169612>

Meeting ID: 872 9716 9612

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 30 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 16 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/21/00914/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
 - DM/21/01145/FPA** | Two storey side extension, single storey rear extension and widening of driveway | 9 Cedar Drive Durham DH1 3TF
 - (b) 51 Whinney Hill appeal** To approve the letter to the Planning Inspectorate and consider any reply.
 - (c) DM/21/00376/FPA** | 20-21 Silver Street Durham DH1 3RB to consider new Heritage Statement (revised expiry date: 7 May)

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

To receive a verbal report on the first three days of the Public Inquiry and consider if any further actions are necessary.

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

a. To note:

DM/21/00968/LB | Various works including replacement render on gable; repairs to water table and brickwork on both sides of the roof; new lead soakers and lead upstand on to new water table; new scroll hip irons; new concrete water table slabs over the top on both sides of the roof with overhang, fitted with a water drip | 202 Gilesgate Durham DH1 1QN (13 May)

DM/21/01186/FPA and **DM/21/01187/AD** | Erection of 2 retractable awnings / Relocation of existing fascia signage and display of non-illuminated awning signage | 19 The Riverwalk Millburngate Durham DH1 4SL (13 May)

DM/21/01237/AD | Display of a single totem entrance sign | Land To The West Of Durham University Mountjoy Research Centre Durham DH1 3UP (7 May)

DM/21/01247/FPA | Single storey extension to the rear | 6 North Crescent Durham DH1 4NE (10 May)

DM/21/01290/FPA | Rear single storey lean to extension to kitchen | 7 Beech Crest Durham DH1 4QF (10 May)

DM/21/01321/FPA | Proposed 2 storey side and front extension and new front porch with canopy roof overhang. | 102 Hastings Avenue Durham DH1 3QQ (10 May)

DM/21/01391/FPA | Erection of single-storey extension to rear of dwelling, porch to front and associated fenestration changes. | 3 North Crescent Durham DH1 4NE (13 May)

DM/21/01432/FPA | Front extension for bedroom and en suite | 52 Archery Rise Durham DH1 4LA (14 May)

b. To consider making representations

DM/21/01117/FPA | Demolition of the former North East Motorcycles showroom and construction of a two storey building with ground floor commercial unit (Class E) and residential accommodation above, and construction of a two storey residential building on the land to the rear to create a combined total of 9 self-contained C3 apartments (Resubmission of previous application DM/20/00873/FPA). | North East Motor Cycles Darlington Road Durham DH1 4PE (12 May)

DM/21/01123/FPA and **DM/21/01124/LB** | Refurbishment of Durham Miners' Hall to include the erection of 2 No. extensions to the rear, demolition of an existing outbuilding, with associated plant, hard and soft landscaping,

parking, access and servicing arrangements | Durham Miners Association Miners Hall Flass Street Durham DH1 4BE (13 May)

- 8. Possible overhead installation of broadband fibre optic cables** - to note that 11m high poles to carry fibre optic cables have been installed in the High Grange Estate in Gilesgate Moor and to consider what might be done if this is proposed for our Parish.

- 9. Consideration of Traffic Regulation Orders**

- 10. Delegations to the Parish Clerk**

To consider arrangements until the Parish Planning Committee is able to meet again – report included.

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 16th April 2021.

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

Also present: Mr A Shanley (Parish Clerk) and Mr John Lowe (member of the public)

1. Welcome and apologies

Apologies for absence were received from Cllrs J Elmer and G Holland.

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 1 April 2021.

The minutes of the meeting held on 1st April 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.

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. The Committee **approved** 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. The Committee **approved** the response to 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. It was noted that the Planning Committee, at its meeting on 1st April, had agreed to both object to this application and, on the basis that this property may be a C4 dwelling, to also call this in to the Central and East Area County Planning Committee for consideration. The Committee note that, following investigation, it was agreed that the property is in fact a C3 dwelling and therefore it was agreed at this meeting that the Committee should object to this application (on the grounds of overdevelopment and loss of amenity to neighbouring dwellings) but not to call

this in to the Central and East Area County Planning Committee for consideration.

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

Cllr J Ashby provided a report on the Committee meeting where applications DM/21/00154/VOC and DM/21/00155/VOC were considered.

Cllr J Ashby advised that he had made a representation to the County Planning Committee on behalf of the Parish Council, highlighting the Parish Council's concerns about the highway safety issues with this application.

Cllr J Ashby advised that the County Planning Committee had voted 4-3 in favour of the applicant and had passed the application.

The Chair put on record his thanks to Cllr J Ashby for representing the Parish Council at this meeting and for his report.

6. Proposed sale of highways land, DH1 4HX

The Committee noted that a retrospective planning application was expected for this. The Clerk advised that he had received further correspondence from the Planning Development Manager at DCC to advise that he expected a retrospective application to be forthcoming. If however an application is not submitted, DCC do not consider it expedient to pursue this via enforcement as Highways do not object to this and its impact on the area is considered minimal. The Committee **agreed** to note this.

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

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

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

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

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

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

DM/21/01145/FPA | Two storey side extension, single storey rear extension and widening of driveway | 9 Cedar Drive Durham DH1 3TF (22 April). It was **agreed** to object to this application and to also call this in to the Central and East Area County Planning Committee for consideration.

c. 51 Whinney Hill appeal

Members noted the decision of the Planning Inspectorate to allow this appeal to be considered under the HAS appeal system.

The Committee noted that the Senior Inspector, in considering the evidence on file, may not have considered the room sizes as shown on the drawing labelled EXISTING PLANS, ELEVATIONS & SITE PLAN. Specifically, bedrooms numbered 1, 2 and 3 fall short of the minimum area of 6.51m² prescribed in The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018.

The Committee noted that the HMO licence for this property was issued on 1 October 2018 so clause 1B of the Regulations applies and the 18 month period permitted to comply with the regulations has now expired. Consequently the maximum number of bedrooms that can legally be let at 51 Whinney Hill is only three and the Senior Inspector's inference that this is currently a six-bedroom HMO is incorrect.

On that basis, it was **agreed** that the Parish Council should write again to the Inspectorate and advise that the HAS process should not be used for this appeal.

8. Traffic Regulation Orders

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

Road No.	Location	Description	Traffic Management	Start Date	End Date	Responsibility
C98	New Elvet, Durham City	Replacement works	2 / 4 way lights	6 April	17 May	Northern Gas Networks

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

The Clerk reminded Members that the public inquiry is due to commence on 27th April 2021.

The Clerk advised that the objecting parties would be meeting ahead of the inquiry in order to arrange any last minute logistics for the inquiry.

10. Consideration of suggested Planning Committee actions in respect of the Parish Council Climate Change plan

Members **agreed** to accept in principle the following bullet points from the Parish Council's Climate Change plan as work for the Parish Council's Planning Committee to focus on.

- 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.

In agreeing this, Members also **agreed** that this should be with the understanding that the Planning Committee after 6th May 2021 may wish to amend/ add to this work.

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.

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
(30th April 2021)**

ITEM 10: Delegations to the Parish Clerk

The term of office of existing members of the Parish Planning Committee runs until 10 May 2021. Two members (Councillors Elmer and Reeves) are not seeking re-election and other members may be unsuccessful in their attempts to be re-elected. In any case it will be for the newly-elected Parish Council to determine committee membership and it cannot be assumed that existing members will be re-appointed.

An additional complication is that the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of local authority and Police and Crime Panel meetings) (England and Wales) Regulations 2020 expire on 7 May, though this has been the subject of a legal challenge the outcome of which is awaited. If virtual meetings cannot continue there is a problem because it has proved difficult to find venues for committee meetings that meet the requirements of social distancing.

Planning applications continue to be lodged and it is essential that the Parish Council continues to consider these and to comment where appropriate. Therefore the following delegations are proposed:

1. The Parish Clerk will respond as necessary to all new planning applications until it is possible to resume meetings of the Parish Planning Committee. He will consult with appropriate Councillors – the existing committee members until 10 May and thereafter as he sees fit – using whatever method he chooses, including informal virtual meetings.
2. Once the Parish Planning Committee has been appointed by the newly elected Parish Council the Parish Clerk will schedule its first meeting as soon as possible consistent with the legislation and regulations then in force.

DECISION REQUIRED	For Members to agree the proposed measures set out in the above report.
------------------------------	---