

City of Durham Parish Council

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24 May 2021

Access details for the Planning Committee:

Join Zoom meeting

<https://us02web.zoom.us/j/81978816814>

Meeting ID: 819 7881 6814

Dear Planning Committee Member,

In accordance with the Local Government Act 1972, I hereby give you notice that a meeting of the **Planning Committee** will be held in **via Zoom** on **Friday 28 May 2021 at 2pm** to transact the following business:

1. **Election of Chair of the Parish Council Planning Committee**
2. **Election of Vice-Chair of the Parish Council Planning Committee**
3. **Welcome and apologies**
4. **To receive any declarations of interest from members.**
5. **To receive and approve as a correct record the minutes of the meeting on 30 April 2021.**
6. **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.
7. **Matters arising:**
 - (a) **To approve responses on the following planning applications:**
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

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

(b) To consider the outcomes of recent planning applications as follows:

DM/21/00562/FPA | Change of Use from C3 to C4 (small HMO) | 18 Mavin Street Durham DH1 3AU – application refused.

DM/21/00486/FPA | Demolition of existing outbuilding and utility room and erection of single storey pitched roof extension to rear of existing dwelling with habitable accommodation to roofspace. | 136 Gilesgate Durham DH1 1QQ – application granted.

- 8. Planning training for new Members of the Parish Council's Planning Committee** – to consider the attached planning training document and to receive an update on planning training from the Parish Clerk.
- 9. Neighbourhood Plan update** – update on the Neighbourhood Plan following the referendum on 6th May 2021.
- 10. Application to de-register the former coach park at The Sands as common land**
To receive a verbal report on the Public Inquiry and to consider if any further actions are necessary.
- 11. To consider these planning applications:**
 - a. To note:**
 - DM/21/01045/FPA** | Erect wooden pergola within school yard | St Oswalds Church Of England Infant And Nursery School Church Street Durham DH1 3DQ
 - DM/21/01155/FPA** | Install timber cladding and paint dark grey/ black finish to front elevation and install ventilation equipment to roof | Cooplands Unit 6 1 - 4 North Road Durham DH1 4SH
 - DM/21/01156/AD** | Advertisement consent for 1no illuminated fascia boarding with 3D letters | Cooplands Unit 6 1 - 4 North Road Durham DH1 4SH
 - DM/21/01315/FPA** | Replacement windows in Basement and Ground floor teaching spaces and install mechanical plant on roof | Durham University Computer Science And Engineering And Health And Safety Office Science Site South Road Durham DH1 3LE
 - DM/21/01482/AD** | Display of non-illuminated fascia sign to front elevation. | 40 High Street Durham DH1 3UL
 - DM/21/01453/FPA** | Single storey rear extension with balcony over and glazed balustrade and extension of existing metal railings to front of property | 60 South Street Durham DH1 4QP
 - DM/21/01566/AD** | Retention of various signage. | Riverview Kitchen 20 Silver Street Durham DH1 3RB
 - DM/21/01579/FPA** | Remove old brick wall and erect 2.3 meter high wooden fence | 7 Deyncourt Durham DH1 3QB

DM/21/01625/LB | Remedial works to the rear elevation comprising the careful stripping and rebuilding of the rear gable | The City 84 New Elvet Durham DH1 3AQ

DM/21/01645/CEU | Certificate of lawful use application to demonstrate the dwelling has been occupied as a C4 house in multiple occupation since before September 2016 to the current time. | 5 Palatine View Durham DH1 4QQ

DM/21/01678/FPA | Proposed single storey rear and side extension and garage conversion to office | 8 Nickleby Chare Durham DH1 3QX

DM/21/01679/FPA | Demolition of existing conservatory and construction of proposed single storey extension | 8 Lowes Fall The Downs Durham DH1 4NP

DM/21/01763/FPA | Demolition of the existing detached garage and erection of single storey side and rear extension, with integrated garage, and pergola to rear | 6 North End Durham DH1 4NG

DM/21/01771/FPA | Construction of garden workshop, store and greenhouse | 141 - 142 Gilesgate Durham DH1 1QQ

DM/21/01788/TPO | Crown lift to 3m to 1no. Lime(T2) and 1no. Beech(T22), crown clean 1no. Sycamore(T7), crown lift to 2m to 1no. Beech(T21), prune to clear street light by 1.5m To 1no. Alder(T41), prune to clear T51 to 1no. Oak(T50), crown prune/lift back from footpath to 2.5m To 1no. Birch(T71), fell 2 stems closest to road to 1no. Willow(T146) and 1no. Sycamore (T156), reduce height by 3m to 2no. Oak(T163 + T164), reduce crown by 3m to 1no. Oak(T177), fell 1no. Sycamore(T191), remove branch towards road to 1no. Sycamore(T222), remove stem in contact with boundary wall To 1no. Sycamore(T308), pollard to 8m to 1no. Sweet Chestnut(T405), crown lift to 4m to 1no. Oak(T500) and fell trees within 1m of fence(G2 various) | University Hospital Of North Durham North Road Durham DH1 5TW

b. To consider making representations:

DM/21/01282/FPA | Change of Use from Retail (E class) to Drinking Establishment (Sui Generis) | 93 Elvet Bridge Durham DH1 3AG

DM/21/01636/FPA | Change of use of upper floors, part basement and part sub-basement from ancillary retail use (Class E) to 2no. 6-bed self-contained flats (C4 use) and 1no. 1-bed flat (C3 Use). | 25-26 Silver Street Durham DH1 3RD

DM/21/01752/FPA | Change of use of ground floor premises from Dental Surgery (Use Class E) to Hot Food Takeaway (Sui Generis) with associated internal alterations | 37 North Road Durham DH1 4SE

DM/21/01776/FPA | To convert into cafe, new glazing to frontage and to repoint existing brickwork, 1.2m high glass balustrade to allow roof to be used for seating | Former Public Toilets North Road Durham DH1 4RE

DM/21/01790/LB | Maintenance works consisting of brickwork repointing, roof repair, guttering repair, damp remediation and replacement of heating pipework | Dun Cow Cottage Dun Cow Lane Durham DH1 3ES

12. Consideration of Traffic Regulation Orders

Location	Description	Traffic Management	Start Date	End Date	Responsibility
Albert Street, Durham City, Durham	CCTV works	Two-way traffic signals	2 June 2021	2 June 2021	Northumbrian Water
Nevilles Cross Bank, Nevilles Cross, Durham	Sewer repairs	Two-way traffic signals	1 June 2021	3 June 2021	Northumbrian Water
New Elvet, Durham City, Durham / New Elvet Elvet Waterside, Durham City, Durham	Major Bridge refurbishment scheme from 20 July 2020 to September 2021	Road closure	20 July 2020	30 Sept 2021	DCC

13. To agree the Parish Council's representative on Durham University's Community Engagement Task Force Lived Environment sub group – this follows Full Council's delegation to the Planning Committee.

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 30th April 2021.

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

Also present: Mr A Shanley (Parish Clerk), Cllr E Ashby and Mr John Lowe (members of the public) and Ms Caroline Thompson (soon to commence as the Assistant Parish Clerk of the Council).

1. Welcome and apologies

Apologies were received from Cllrs J Elmer and G Holland.

2. To receive any declarations of interest from members

Cllr J Ashby declared an interest in application DM/21/00968/LB and took no part in the discussions on this application.

Cllr L Brown declared an interest in applications DM/21/01117/FPA and DM/21/00376/FPA and took no part in the discussions on these applications.

3. To receive and approve as a correct record the minutes of the meeting on 16 April 2021.

The minutes of the meeting held on 16th 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.

Cllr E Ashby advised that she was attending the meeting to hear discussions on applications in Neville's Cross and also to hear the discussions of Item 8 of the Agenda.

Mr John Lowe advised that he was attending the meeting to hear discussions on items 5-10 of the Agenda.

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

DM/21/01145/FPA | Two storey side extension, single storey rear extension and widening of driveway | 9 Cedar Drive Durham DH1 3TF. The Committee **approved** the response to this application.

(b) 51 Whinney Hill appeal Members approved the letter to the Planning Inspectorate regarding this appeal going through under the Householder Appeal scheme. Members noted that the Inspectorate has decided that this appeal should still

be considered under the Householder Appeal scheme. It was **agreed** that this should not be pursued further with the Inspectorate.

It was however noted that this particular dwelling is a licensed six-bedroom HMO (and has been since 1st October 2018), in spite of a number of the bedrooms falling short of the Described National Space Standards (6.51m²). It was **agreed** that this should be raised with the County Council's HMO licensing team.

(c) DM/21/00376/FPA | 20-21 Silver Street Durham DH1 3RB to consider new Heritage Statement (revised expiry date: 7 May). Members noted that a Heritage Statement has now been submitted in support of this application. However, no dimensions have been included as part of this application. It was **agreed** to write to request that, should the County Council be minded to approve this application, the points raised in the Parish Council's original objection letter ought to be met with planning conditions.

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

The Chair reminded Members that the inquiry is still available on YouTube if anyone wishes to view the first three days.

The Clerk advised that it is now likely that the inquiry will be a 6-7 day inquiry and reminded Members that there would be an increased cost for legal representation as a result.

The Committee again agreed that Cllr Roger Cornwell should represent the Parish Council at the public inquiry in its objection to this Section 16 application.

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

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

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

DM/21/01247/FPA | Single storey extension to the rear | 6 North Crescent Durham DH1 4NE (10 May). It was **agreed** to note this application.

DM/21/01290/FPA | Rear single storey lean to extension to kitchen | 7 Beech Crest Durham DH1 4QF (10 May). It was **agreed** to note this application.

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

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

DM/21/01432/FPA | Front extension for bedroom and en suite | 52 Archery Rise Durham DH1 4LA (14 May). It was **agreed** to note this application.

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). It was **agreed** to object to this application and also to call this in to the Central and East Area County Planning Committee for consideration. The Clerk **agreed** to draft the response to this application.

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). It was **agreed** to support this application, with the proposal that dedicated spaces should be identified for disabled parking and that electric vehicle charging points should also be included. Cllr J Ashby **agreed** to draft the response to these applications.

8. Possible overhead installation of broadband fibre optic cables

Members noted that 11m high poles to carry fibre optic cables have been installed in the High Grange Estate in Gilesgate Moor. Concern was expressed at the idea of these poles being erected within the City of Durham parish area. It was **agreed** that the Parish Council should contact the company responsible for the introduction of these poles, in order to enter into a dialogue on appropriate sites, should the company wish to come to the parish area.

9. Consideration of Traffic Regulation Orders

It was noted that the Parish Council had received correspondence regarding unconfirmed reports that the work to New Elvet Bridge is significantly delayed. The Clerk advised that he had contacted the Officer responsible for this work at DCC and hoped to update the Planning Committee in due course.

10. Delegations to the Parish Clerk

The Chair reminded Members that 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.

The Chair advised that 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.

The Chair advised that planning applications continue to be lodged and it is essential that the Parish Council continues to consider these and to comment where appropriate. The Chair therefore advised that 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.

Members **approved** these delegations as proposed.

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 Parish Council Planning Committee
(28th May 2021)**