

City of Durham Parish Council

Office 3 D4.01d Clayport Library
8 Millennium Place
Durham
DH1 1WA
Telephone 07510 074875
Email: parishclerk@cityofdurham-pc.gov.uk

7th June 2021

Access details for the Planning Committee:

Join Zoom Meeting

<https://us02web.zoom.us/j/82469866461>

Meeting ID: 824 6986 6461

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 11 June 2021 at 1pm** 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 28th May 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/21/01282/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

(b) To consider the outcome of the Central and East Area County Planning Committee meeting held on 11th June 2021 on the following applications:

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

(c) To consider the amended plans for Leazes Cottage (applications DM/21/01442/FPA and DM/21/01443/LB)

(d) To consider the appeals for the following applications:

DM/20/03455/FPA | Change of use from dwelling to two flats (use class C3) including internal alterations and fenestration changes. | 64 Gilesgate Durham DH1 1HY

- 6. Neighbourhood Plan update** – update on the Neighbourhood Plan following the referendum on 6th May 2021.
- 7. Application to de-register the former coach park at The Sands as common land** - to receive a verbal report on the letter submitted to the Leader of Durham County Council.
- 8. To consider these planning applications:**

a. To note:

DM/21/01758/FPA | Alteration of shop front to provide front access to upper floors | 9 Silver Street Durham DH1 3RB

DM/21/01791/LB | Maintenance works consisting of repairs to rear flat roof, brickwork and guttering | 49 North Bailey Durham DH1 3ET

DM/21/01817/TPO | Felling of one Beech tree (T1), one Sycamore tree (T2) and one Cherry tree (T3) and removal of major deadwood in the crown and monitor for six months of one Sycamore tree (T4) all protected by a tree preservation order. | St Cuthberts Hospice Park House Road Durham DH1 3QF

DM/21/01831/TPO | T21 Beech crown thin by 20%, crown lift to 2m and prune back from the garden side by approximately 2m | 28 Westhouse Avenue Nevilles Cross Durham DH1 4FH

DM/21/01867/FPA | Resubmission of DM/20/03094/FPA to change the external walls of the rear extension from brick to cedar cladding | 42 Fieldhouse Lane Durham DH1 4LT

DM/21/01896/FPA | Single storey rear extension with balcony above | 4 Aykley Green Durham DH1 4LN

DM/21/01917/FPA | Installation of solar panels, fenestration and door changes, new brick cladding to part of rear and side elevation, new rainwater goods and associated landscaping changes including new stairs, gates and new terrace area. | 62 Archery Rise Durham DH1 4LA

DM/21/01942/FPA | Single storey rear extension | 2 Chapel Mews Gilesgate Durham DH1 1WB

DM/21/02022/TPO | Reduce crown by 2m to Lilac, Hawthorn and mixed shrubs (G1), trim back to boundary line Beech Hedge (H2), reduce crown and re-shape by 4-5m to 1no. Oak (3), prune back x2 lowest branches by 3m to 1no. Oak (4) and fell 1no. Sycamore (5) | 4 Buford Court Albert Street Durham DH1 4TL

b. To consider making representations:

DM/21/01797/AD | Erection of 1 no. externally illuminated fascia panel with built-up lettering, 3 no. non-illuminated fascia panels and 1 no. externally illuminated projecting sign. | 18-29 Claypath Durham DH1 1RH

DM/21/01858/FPA | Change of use from a dwellinghouse (C3) to a House in multiple occupation (C4) including installation of 2 roof lights and internal alterations. | 4 North End Durham DH1 4NG

DM/21/01876/FPA | Demolition of existing house and construction of replacement house on same footprint | Sidegate House Sidegate Durham DH1 5SY

DM/21/01877/FPA | Construction of 2 no. balconies including a roof balcony, installation of box window and loft conversion | 48 Highgate Durham DH1 4GA

DM/21/01890/FPA | Two storey side and rear extension and widening of drive | 21 Toll House Road Crossgate Moor Durham DH1 4HU

DM/21/01894/FPA | Change of use from C4 HMO to either C4 HMO or Children's Home (Use Class C2) for up to three children | 13 Cedar Drive Durham DH1 3TF

DM/21/01918/FPA | Change of use from C3 (dwellinghouse) to either C3 (dwelling house) or C4 (house of multiple occupation). | 8 Laburnum Avenue Durham DH1 4HA

DM/21/01940/AD | Display of non-illuminated fascia sign to front elevation and vinyl applied to window. | 16 Market Place Durham DH1 3NE

9. To agree the Parish Council's representative on Durham University's Community Engagement Task Force Lived Environment sub group

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 28th May 2021.

Present: Cllr L Brown, Cllr V Ashfield, Cllr G Holland, R Friederichsen, R Ormerod and Cllr C Lattin

Also present: Mr A Shanley (Parish Clerk), Mr John Lowe (member of the public) Ms Caroline Thompson (Assistant Parish Clerk) and Cllr Alan Doig.

1. Election of Chair of the Parish Council Planning Committee.

Cllr L Brown was elected as Chair of the Parish Council's Planning Committee. Proposed by Cllr R Ormerod and seconded by Cllr V Ashfield.

2. Election of Vice Chair of the Parish Council Planning Committee.

Cllr V Ashfield was elected as Vice Chair of the Parish Council's Planning Committee. Proposed by Cllr L Brown and seconded by Cllr R Ormerod.

3. Welcome and apologies.

None received.

4. To receive any declarations of interest from members

Cllr R Ormerod declared an interest in application DM/21/01045/FPA and took no part in the discussions on this application.

5. To receive and approve as a correct record the minutes of the meeting on 30 April 2021.

The minutes of the meeting held on 30th April 2021 were unanimously **agreed** as a true and accurate record of proceedings.

6. 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 7 to 13 of the Agenda.

Cllr Alan Doig advised that he was attending all first meetings of each Committee of the Parish Council as a courtesy as Chair of the Parish Council.

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

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

DM/21/00562/FPA | Change of Use from C3 to C4 (small HMO) | 18 Mavin Street Durham DH1 3AU – the Committee note that this application had been refused though there was no mention of the Neighbourhood Plan in the decision notice.

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 – the Committee noted that this application had been granted, however the wrong version of the Neighbourhood Plan had been used to determine the application.

The Chair advised that she had contacted Senior officers at DCC to ask that the correct version of the Neighbourhood Plan be used going forwards to determine new applications.

8. Planning training for new Members of the Parish Council's Planning Committee

A new planning training document that was produced by the Clerk and Assistant Clerk was issued to the Planning Committee members and this was **agreed** and appreciated by all. The Clerk is arranging some planning training for June 2021. Date to be advised.

9. Neighbourhood Plan update

The Clerk reminded Members that the Neighbourhood Plan had now passed referendum stage and was awaiting formal adoption by the County Council. The Clerk advised that this is expected to take place in July 2021, however the Neighbourhood Plan now carries full weight in the determining of new applications in the parish area. The Clerk advised that a hard copy of the Plan has been posted to each new Member of the Parish Council.

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

The Clerk updated the Committee that on the 1st July 2021 is the next date for the inquiry. Cllr V Ashfield proposed that the new administration at County Hall would like to reconsider this application before the 1st July 2021 to save expense on both sides. All Committee members **agreed** that a letter should be sent to the Leader of the County Council, requesting that the new Joint Administration immediately take steps to withdraw the application. Cllr V Ashfield **agreed** to draft the letter.

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

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

DM/21/01156/AD | Advertisement consent for 1no illuminated fascia boarding with 3D letters | Cooplands Unit 6 1 - 4 North Road Durham DH1 4SH. It was **agreed** to note this application.

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

DM/21/01482/AD | Display of non-illuminated fascia sign to front elevation. | 40 High Street Durham DH1 3UL. It was **agreed** to note this application.

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. It was **agreed** to move this application to b) To consider making representations.

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

DM/21/01579/FPA | Remove old brick wall and erect 2.3 meter high wooden fence | 7 Deyncourt Durham DH1 3QB. It was **agreed** to note this application.

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

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

DM/21/01678/FPA | Proposed single storey rear and side extension and garage conversion to office | 8 Nickleby Chare Durham DH1 3QX. It was **agreed** to note this application.

DM/21/01679/FPA | Demolition of existing conservatory and construction of proposed single storey extension | 8 Lowes Fall The Downs Durham DH1 4NP. It was **agreed** to note this application.

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

DM/21/01771/FPA | Construction of garden workshop, store and greenhouse | 141 - 142 Gilesgate Durham DH1 1QQ. It was **agreed** to note this application.

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

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. It was agreed to object to this application. The Clerk **agreed** to draft the response to this application.

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. 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. Cllr R Ormerod **agreed** to draft the response to this application.

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. It was **agreed** to support this application. Cllr V Ashfield **agreed** to draft this letter.

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. 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. Cllr L Brown **agreed** to draft the response to this application.

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. It was **agreed** to support this application. The Clerk **agreed** to draft the response to this application.

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 3ES12. It was agreed to **support** this application.

12. Consideration of Traffic Regulation Orders

Members agreed to note the following 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.

It was **agreed to** defer a decision on this matter until the next meeting.

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
(11th June 2021)**