

City of Durham Parish Council

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21st June 2021

Access details for the Planning Committee:

Join Zoom Meeting

<https://us02web.zoom.us/j/83574428194>

Meeting ID: 835 7442 8194

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 25 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 11th June 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/21/01442/FPA and **DM/21/01443/LB** | Erection of sandstone wall under 1m high with wrought iron railings above | Leazes Cottage Leazes Place Durham DH1 1RE

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

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

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

(b) To consider the appeal for the following planning application:

DM/20/01124/FPA | Retention of use of land for 2 car parking spaces. | Land To South Of Flass Vale House Ainsley Street Durham DH1 4BJ

(c) To consider the amendments to the following planning applications:

DM/21/00377/AD | Replacing same signage, frame dimensions with same materials with different design | 21 Silver Street Durham DH1 3RB

(d) To agree the Parish Council's representative on Durham University's Community Engagement Task Force Lived Environment sub group

- 6. Neighbourhood Plan update** – to receive a verbal update on the Neighbourhood Plan adoption and the UNESCO presentation of 21st June 2021.
- 7. Application to de-register the former coach park at The Sands as common land** - to receive a verbal update following the submission of the letter to the Leader of Durham County Council and also to consider the correspondence from the former Chair of the Parish Council's Planning Committee.
- 8. To consider these planning applications:**
 - a. To note:**

DM/21/01804/FPA | Painting and installation of gates to existing shop front and internal alterations. | 16 Market Place Durham DH1 3NE

DM/21/01805/LB | Listed building consent for painting and installation of gates to existing shop front, internal alterations and installation of signage. | 16 Market Place Durham DH1 3NE

DM/21/02083/FPA | Replacement single storey rear extension | 1 South Crescent Durham DH1 4NF
 - b. To consider making representations:**

DM/21/01670/FPA | Change of use of first and second floors to create 12-bedroom facility for student accommodation with rear extension, external communal terrace, cycle parking, bin storage and associated works | Residential Accommodation 63 Crossgate Durham DH1 4PR

DM/21/01869/FPA | Erection of part two-storey extension/part single-storey extension at side and rear of dwelling, decked area to rear, single-storey extension to front and enlarged driveway area. | 41 Wearside Drive Durham DH1 1LE

DM/21/01971/FPA | Erection of a single storey rear extension and minor alterations to a recently established HMO use class C4. | 8 High Wood View Durham DH1 3DT

DM/21/02038/FPA | Construction of double dormer window to rear and conservation roof light to front to allow loft conversion. | 8 High Wood View Durham DH1 3DT

DM/21/01789/FPA | Construction of 12 townhouse dwellings with associated works. | Land At St Johns Road Nevilles Cross

9. To consider the Durham City North West 2021 - Traffic Regulation Order Proposals – details 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 13:00 pm on Friday 11th June 2021

Present: Cllr L Brown (Chair) Cllr V Ashfield, Cllr G Holland, R Friederichsen, and Cllr C Lattin

Also present: A Shanley (Parish Clerk), Caroline Thompson (Assistant Parish Clerk) and John Lowe, Esther Ashby, Lindsey Donaldson, Peter Smith, Darren Ridley and Robin Humphrey (all members of the public).

1. Welcome and apologies

Apologies were received from Cllr R Ormerod. Apologies were also received from Cllr C Latin who joined the meeting at a later stage.

2. To receive any declarations of interest from members.

Cllr L Brown declared an interest in application DM/21/0918/FPA and took no part in the discussions on this application.

Cllr G Holland declared an interest in application DM/21/0918/FPA. In view of there only being two other Members present at the time that this application was discussed and in order to consider this application as a Committee, Cllr G Holland requested a dispensation so that the application could be considered by a quorum of Members. The meeting **approved** this dispensation and Cllr G Holland took part in the discussions on this application.

3. To receive and approve as a correct record the minutes of the meeting on 28th May 2021.

The minutes of the meeting held on the 28th May 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 application DM/21/01894/FPA and other applications within the Neville's Cross division.

Mr Darren Ridley advised that he was attending the meeting to hear discussions on applications DM/21/01894/FPA and DM/21/0918/FPA.

Mr Robin Humphrey advised that he was attending the meeting to hear discussions on application DM/21/01876/FPA.

Mr John Lowe advised that he was attending the meeting to hear discussions on all planning applications listed on the Agenda, with a particular interest in application DM/21/01876/FPA as a resident of Sidegate.

Ms Lindsey Donaldson advised that she was attending the meeting to hear the discussion and any questions on application DM/21/01894/FPA. Ms Donaldson identified herself as the applicant for this application.

Mr Peter Smith advised that he was attending the meeting to hear discussions on applications DM/21/01894/FPA, DM/21/0918/FPA, DM/21/01858/FPA and to also answer any queries on application DM/21/01876/FPA. Mr Smith identified himself as the applicant for this application.

5. Matters arising:

(e) 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. The Committee **approved** 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. The Committee **approved** the response to this application.

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

(f) 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. Cllr G Holland attended this meeting at County Hall on behalf of the Parish Council. Cllr G Holland advised that he had put the Parish Council's case to Members of the Central and East Area County Planning Committee, urging them to refuse this application. Cllr G Holland advised that this application was approved with 6 votes in favour and 2 against. The Chair thanked Cllr Holland for representing the Parish Council at this Committee meeting.

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

It was **agreed** to object to these applications. The Clerk **agreed** to write an objection to these applications.

(h) 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. It was **agreed** to maintain the objection to this application and to

submit a further letter of objection to this appeal. The Clerk agreed to draft the response to this appeal.

6. Neighbourhood Plan update

The Clerk provided an update on the Neighbourhood Plan following the referendum on 6th May 2021. The Clerk reminded Members that the Plan has now passed referendum stage and is expected to be formally adopted by the County Council in July 2021.

The Clerk further advised that the Parish Council had been invited to give a presentation to UNESCO on how the Plan seeks to protect the World Heritage Site. The Clerk advised that he and a group of those involved in the production of the Plan as well as the World Heritage Site Co-ordinator had met and were compiling a powerpoint presentation to UNESCO. The meeting agreed that this was a further commendation of the Plan and the very good work which occurred in creating the Plan. Mr John Lowe advised that the presentation would be made to UNESCO on 21st June 2021.

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

The Clerk reminded Members that a letter, as drafted by Cllr V Ashfield, had been submitted to the Leader of Durham County Council calling on the new Joint Administration to immediately withdraw the Section 16 application to have the former coach park at the Sands deregistered as common land. The Clerk advised that he is expecting a written reply to this request in the coming weeks.

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

DM/21/01791/LB | Maintenance works consisting of repairs to rear flat roof, brickwork and guttering | 49 North Bailey Durham DH1 3ET. It was **agreed** to note this application.

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

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

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

DM/21/01896/FPA | Single storey rear extension with balcony above | 4 Aykley Green Durham DH1 4LN. It was **agreed** to note this application.

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

DM/21/01942/FPA | Single storey rear extension | 2 Chapel Mews Gilesgate Durham DH1 1WB. It was **agreed** to note this application.

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

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

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. The Committee carefully considered this application, as well as the written letter of objection received from a member of the public to this application. The Committee could find no policy grounds on which to object to this application and it was therefore **agreed** to note this application.

DM/21/01876/FPA | Demolition of existing house and construction of replacement house on same footprint | Sidegate House Sidegate Durham DH1 5SY. It was **agreed** to object to this application and to also call this application in to the Central and East Area County Planning Committee for consideration. The Clerk **agreed** to draft the response to this application.

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

DM/21/01890/FPA | Two storey side and rear extension and widening of drive | 21 Toll House Road Crossgate Moor Durham DH1 4HU. It was **agreed** to object to this application. The Clerk agreed to draft the response to this application.

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

DM/21/01918/FPA | Change of use from C3 (dwelling house) to either C3 (dwelling house) or C4 (house of multiple occupation). | 8 Laburnum Avenue Durham DH1 4HA. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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

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

It was **agreed** to refer this item to the next meeting and place this item further up the agenda so Cllr R Friederichsen is able to consider this item.

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
(25th June 2021)**

ITEM 9: DURHAM CITY NORTH WEST 2021 - TRAFFIC REGULATION ORDER PROPOSALS

The Parish Council is currently being consulted on proposed parking restrictions as part of the Durham City North West 2021 Traffic Regulation Order.

The proposals are as follows:

DY140 - Freemans Place, Durham City

- The introduction of four 'Blue Badge holder bays' outside of the new proposed County Hall development, to provide nearby access for blue badge holders for a duration of 3 hours, with no return within 4 hours.
- The introduction of a 'loading only bay' to provide a space for deliveries to the new proposed County Hall office from Monday to Saturday between the hours of 6am – 6pm. Outside of these hours, this loading bay will be un-restricted for free public use parking.

Plans illustrating the location of these proposals are included as part of this Agenda.

All comments regarding these proposals need to be received by no later than 6th July 2021.

DECISION REQUIRED	For Members to consider the above proposal and agree their response to these proposals accordingly.
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