

City of Durham Parish Council

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5th July 2021

Access details for the Planning Committee:

Join Zoom Meeting

<https://us02web.zoom.us/j/85061924343>

Meeting ID: 850 6192 4343

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 9th July 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 25th 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/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.
 - DM/20/03811/FPA** | Erection of detached dwelling and garage. | Land To The West Of Western Cottage Whitesmocks Durham DH1 4HN.
 - DM/21/00377/AD** | Replacing same signage, frame dimensions with same materials with different design | 21 Silver Street Durham DH1 3RB.
 - DM/20/03760/FPA** | Partial change of use to create 70 bed Student Accommodation Facility to include the erection of a two storey extension to existing roof and associated access arrangements | First To Third Floors 4 - 6 Silver Street Durham DH1 3RB.
 - 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/21/02038/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 Neville's Cross.

(b) Update on planning training session – to consider any actions required ahead of the planning training session on 21st July 2021.

6. Application to de-register the former coach park at The Sands as common land - to receive a verbal update following the latest sessions of the public inquiry and to consider all other related ongoing matters.

7. To consider these planning applications:

a. To note:

DM/21/02203/VOC | Variation of condition 2 (approved plans) pursuant to DM/17/00701/FPA relating to change of use of redundant substation to create detached dwelling, to increase the size of side extension to accommodate satisfactory door opening and stair width, to alter the style and positioning of windows, and alterations to roof | Elvet Meadow Villa Darlington Road Durham DH1 3SX.

DM/21/02231/TPO | Fell 1 no. Cedar (5) | 4 Potters Close Nevilles Cross Durham DH1 3UB

DM/21/02256/TPO | Various tree works to 34no. trees | The Pump House Cottage Houghall Farm Lane Houghall Durham DH1 3PJ

DM/21/02280/FPA | Single storey extension to rear | 4 Copperfield Merryoaks Durham DH1 3QT

DM/21/02288/LB | Listed building consent to install 1no downpipe to railway viaduct | Durham Railway Viaduct South West Of Train Station Station Approach Durham DH1 4RB

DM/21/02314/FPA | Resubmission of approved application DM/21/00861/FPA for change of use from ground floor takeaway to incorporate into 1st floor to create single residential dwelling | 2 Maynards Row Gilesgate Durham DH1 1QF

DM/21/02344/FPA | Demolition of existing single garage and construction of double garage with home office above. | Westaways Lowes Barn Bank Nevilles Cross Durham DH1 3QP

b. To consider making representations:

DM/21/02208/FPA | Two storey side extension | 8 Byland Close Durham DH1 4GY

DM/21/02227/FPA | Change of use of upper floors to a 5 bed HMO (use class C4), retail to remain at ground floor and installation of new access door in existing shop front. | 12 Silver Street Durham DH1 3RB

DM/21/02228/LB | Listed building consent to allow internal alterations for the change of use of upper floors to a 5 bed HMO (use class C4), retail to remain at ground floor and installation of new access door in existing shop front. | 12 Silver Street Durham DH1 3RB

DM/21/02263/FPA | Demolition of existing timber garage and erection of new stone garage. | The Cottage Quarryheads Lane Durham DH1 3DY

DM/21/02279/FPA | Erection of single-storey extension and new window both to rear elevation and internal alterations to an existing HMO (use Class C4). | 26 May Street Durham DH1 4EN

DM/21/02034/FPA | Proposed development of 57 residential dwellings with associated infrastructure, open space and highway improvements | Land At Former Skid Pan North Of Woodward Way Aykley Heads DH1 5ZH

8. To consider the latest updates in relation to World Heritage Site boundary expansion

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 25th June 2021

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

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

1. Welcome and apologies

Apologies were received from Cllr V Ashfield.

2. To receive any declarations of interest from members.

Cllr L Brown declared an interest in applications DM/21/01918/FPA, DM/21/01789/FPA and DM/21/00377/AD as well as item 7 of the Agenda. Cllr L Brown took no part in the discussions on any of these matters.

Cllr G Holland declared an interest in application DM/21/01918/FPA.

3. To receive and approve as a correct record the minutes of the meeting on 11th June 2021.

The minutes of the meeting held on 11th June 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 with a general interest in items 5 to 9 on the Agenda.

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

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

DM/21/01876/FPA | Demolition of existing house and construction of replacement house on same footprint | Sidegate House Sidegate Durham DH1 5SY. The Committee **approved** the response to 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. The Committee **approved** 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. The Committee **approved** the response to this application.

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. The Committee **approved** the response to this application. The Committee noted the correspondence received from the applicant on evidence submitted in support of this application. The Committee **agreed** that this evidence is insufficient insofar as it relates to the requirements of Policy 16 and therefore **agreed** to maintain its objection.

(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. The Committee **agreed** to maintain its objection to this appeal and to submit a further response to the Planning Inspectorate on this appeal. Cllr L Brown **agreed** to draft the response to this appeal.

DM/20/03811/FPA | Erection of detached dwelling and garage. | Land To The West Of Western Cottage Whitesmocks Durham DH1 4HN. The Committee **agreed** to maintain its objection to this appeal and to submit a further response to the Planning Inspectorate on this appeal. The Clerk **agreed** to draft the response to this appeal.

(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. The Committee agreed to maintain its objection to this application. The Clerk **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. The Committee **agreed** to note the amendments without further comments.

DM/20/03760/FPA | Partial change of use to create 70 bed Student Accommodation Facility to include the erection of a two storey extension to existing roof and associated access arrangements | First To Third Floors 4 - 6 Silver Street Durham DH1 3RB. The Committee agreed to maintain its objection to this application. The Clerk **agreed** to draft the response to this application.

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

Cllr C Lattin **agreed** to become the Parish Council's representative on Durham University's Community Engagement Task Force Lived Environment sub group

6. Neighbourhood Plan update

The Chair advised that the Neighbourhood Plan was formally adopted by the County Council on 23rd June 2021.

Mr John Lowe advised that the UNESCO presentation of 21st June 2021 had gone ahead and is available online if anyone wished to view this. John advised that the presentation was put together with the support of Sue Childs, Roger Cornwell and Jane Gibson (World Heritage Site Coordinator).

The World Heritage Site Coordinator has welcomed the adoption of the Neighbourhood Plan as its Policies, in her view, afford the World Heritage Site greater protection.

The Chair took the opportunity to thank all those involved in the production of the Neighbourhood Plan.

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

The Clerk advised that a meeting had taken place with DCC where the Parish Council and the Freemen had requested that the application to de-register the former coach park at the Sands as Common Land. The Clerk advised that the application is still being pursued and therefore the next (and possibly final) date of the inquiry will take place on 1st July 2021.

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

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

DM/21/02083/FPA | Replacement single storey rear extension | 1 South Crescent Durham DH1 4NF. It was **agreed** to note this application.

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

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

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

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

DM/21/01789/FPA | Construction of 12 townhouse dwellings with associated works. | Land At St Johns Road Neville's Cross. It was **agreed** to object to this application. Cllr G Holland **agreed** to draft the response to this application.

9. To consider the Durham City North West 2021 - Traffic Regulation Order Proposals

The Committee considered the Traffic Regulation proposals for Freemans Place. These included:

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.

The Committee **agreed** to accept these proposals as the Headquarters building at the Sands does require disabled parking bays and a loading bay. The Committee **agreed** to request that CCTV be installed to control the parking in this area, particularly given the parking issues outside the Durham Sixth Form Centre during school pick up and drop off times.

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
(9th July 2021)