

City of Durham Parish Council

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19th July 2021

Access details for the Planning Committee:

Join Zoom Meeting

<https://us02web.zoom.us/j/87904120746>

Meeting ID: 879 0412 0746

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 **Monday 26th 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 9th July 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 the responses to the following planning applications:**
 - 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.

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

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

DM/20/03760/FPA | Partial change of use to create 57 bed Student Accommodation Facility to include the erection of a single storey extension to existing roof and associated access arrangements (amended title) (updated elevation and floor plan to south west) | First To Third Floors 4 - 6 Silver Street Durham DH1 3RB

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

6. To consider these planning applications:

a. To note:

DM/21/02122/FPA | Replacement and addition of waste/recycling bins | Palace Green Durham DH1 3RL

DM/21/02504/FPA | To convert one part of basement into a therapy room for day-time use for private-practice therapists to rent out | 41 Albert Street Durham DH1 4RJ

DM/21/02475/LB | Proposed internal refurbishments and external works; including the creation of tea and coffee station room, a w/c room and replacement of rainwater goods. | Elvet Hill Lecture Rooms Elvet Hill Road Durham DH1 3TJ

DM/21/02488/FPA | Replacement of timber conservatory and internal alterations | Eastwood Princes Street Durham DH1 4RP

DM/21/02298/FPA | Re-painting with a change of colour to the exterior, including the parts of the brickwork which are currently painted white | 10 Crossgate Peth Durham DH1 4PZ

DM/21/02370/LB | Internal alterations to first floor, consisting of the removal/re-siting of partition walls | 1 Riverside Lodge Burn Hall Durham DH1 3SS

DM/21/02371/FPA | Erection of first floor extension at rear of dwelling. | 15 Percy Square Durham DH1 3PZ

DM/21/02447/FPA | Erection of an extension to the rear of the property (C4 HMO). | 50 Hawthorn Terrace Durham DH1 4EQ

b. To consider making representations:

DM/21/02271/FPA | Conversion of upper floors to form 1no. 4-bedroom dwelling (C4 HMO) and change of use to part ground floor to form separate entrance. | 37 - 38 Silver Street Durham DH1 3RD

DM/21/02438/FPA | Part single storey and part two storey rear extension | 30 Douglas Gardens Elvet Moor Durham DH1 3PU

DM/21/02521/FPA | Erection of two-storey extension at side of dwelling. | 9 Geoffrey Avenue Durham DH1 4PF

DM/21/02529/FPA | Erection of part two-storey/part single-storey extension to rear of dwelling, loft conversion including addition of rooflights to front and dormer window to rear and new garage. | 20 Fieldhouse Lane Durham DH1 4LP

DM/21/02447/FPA | Erection of an extension to the rear of the property (C4 HMO). | 50 Hawthorn Terrace Durham DH1 4EQ

DM/21/02449/FPA | Loft conversion including 3no. conservation rooflights to front and rear and widening of existing single storey offshoot to rear with 4no. conservation rooflights to this roof also | Craigmores 5 Percy Terrace Durham DH1 4DY

- 7. Progressing the two Supplementary Planning Documents (SPDs)** – to consider the proposals of progressing the SPDs regarding tree protection and good design.
- 8. Traffic Regulation Order - Durham City (Off Street Parking Places)** – to consider making representations on this proposed Traffic Regulation Order – 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 13:00 pm on Friday 9th July 2021

Present: Cllr V Ashfield (in the Chair), Cllr G Holland, R Friederichsen, R Ormerod and Cllr C Lattin

Also present: A Shanley (Parish Clerk), Roger Cornwell and John Lowe (member of the public) and Cllrs Esther Ashby and Helen Weston.

1. Welcome and apologies

Apologies were received from Cllr L Brown

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 25th June 2021

The minutes of the meeting held on 25th June 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 Roger Cornwell advised that he was attending the meeting to hear discussions on the two applications for 12 Silver Street.

Mr John Lowe advised that he was attending to hear discussions on items 5-8 on the Agenda. John also highlighted that the Secretary of State at the DCMS has decided that Dunelm House should be included in the statutory list of buildings of special architectural or historic interest, at Grade II and cannot be granted a certificate of immunity.

John also advised that he had received some communication regarding highways amendment plans at the Milburngate development. John stressed that these appear to be only rumour at this stage and the Clerk advised that he had recently contacted the project manager at DCC about this and had been assured that these plans are very much at scoping stage at present and she hoped to engage with the Parish Council and local residents as and when plans become clearer for this development.

Cllr Helen Weston advised that she was attending the meeting to hear discussions on application DM/21/02263/FPA.

Cllr Esther Ashby advised that she was attending the meeting to hear discussions on application DM/21/02034/FPA.

5. Matters arising:

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

DM/20/03811/FPA | Erection of detached dwelling and garage. | Land To The West Of Western Cottage Whitesmocks Durham DH1 4HN. The Committee **approved** the response to this application.

DM/21/00377/AD | Replacing same signage, frame dimensions with same materials with different design | 21 Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

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 **approved** the response to this application.

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

(d) Update on planning training session

The Clerk reminded Members that Jo-Anne Garrick will be hosting a planning training session on 21st July 2021. The Clerk advised that he had circulated details of what Jo-Anne would cover and this includes looking at example applications in the parish.

Cllr C Lattin asked that Jo-Anne also cover how to use the planning portal at this training session.

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

The Clerk advised that the public inquiry into the common land application was complete, with the final session taking place on 7th July 2021. The Clerk advised that, at this session, participants were given the opportunity to provide closing submissions on the case.

The Clerk thanked Roger Cornwell for his work during the inquiry and for his agreement in continuing to represent the Parish Council on this case.

The Clerk advised that a without prejudice discussion had taken place between the County Council and representatives of the main objectors, in the hopes of having the application withdrawn and this had been to no avail.

Cllrs V Ashfield and G Holland expressed unhappiness at the current Administration's refusal to withdraw the Section 16 application.

Cllr R Ormerod advised that he continued to support the Parish Council's objection to this application and that he would like more details of the without prejudice discussion which had taken place.

The Clerk advised that the Chair of the Parish Council and the Chair of the Durham City Freemen had submitted a letter to the Leader and to the Chief Executive of Durham County Council, requesting that the eventual use of the land – regardless of the outcome of this inquiry – is used to be best public benefit as possible.

The Clerk concluded by stating that the Inspector's ruling may not be published until at least 2-3 months.

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

DM/21/02231/TPO | Fell 1 no. Cedar (5) | 4 Potters Close Nevilles Cross Durham DH1 3UB. It was **agreed** to note this application.

DM/21/02256/TPO | Various tree works to 34no. trees | The Pump House Cottage Houghall Farm Lane Houghall Durham DH1 3PJ. It was **agreed** to note this application.

DM/21/02280/FPA | Single storey extension to rear | 4 Copperfield Merryoaks Durham DH1 3QT. It was **agreed** to note this application.

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

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

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

b. To consider making representations:

DM/21/02208/FPA | Two storey side extension | 8 Byland Close Durham DH1 4GY. It was **agreed** to note this application.

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. It was **agreed** to object to this application and also to call this in to the Central and East Area County Planning Committee. Cllr V Ashfield **agreed** to draft the response to this application.

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. It was **agreed** to object to this application and also to call this in to the Central and East Area County Planning Committee. Cllr V Ashfield **agreed** to draft the response to this application.

DM/21/02263/FPA | Demolition of existing timber garage and erection of new stone garage. | The Cottage Quarryheads Lane Durham DH1 3DY. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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

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. It was **agreed** to object to this application. It was **agreed** that Jo-Anne Garrick should be asked to draft the response to this application by Wednesday 14th July 2021.

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

The Clerk advised that he had received correspondence regarding proposals for the WHS boundary expansion though no proposal is concrete at present. Mr John Lowe advised that a buffer zone around the World Heritage Site boundary had been proposed in order to provide greater protection to the expanded World Heritage Site. The Clerk advised that he would circulate details of the correspondence he had received.

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
(26th July 2021)**

ITEM 8: Traffic Regulation Order - Durham City (Off Street Parking Places)

Details of the proposed Traffic Regulation Order in this area have been circulated to Members.

Durham County Council is wishing to make an amendment to the Durham City (Off Street Parking Places) Traffic Regulation Order (TRO).

The two new multi storey car parks (Milburngate and The Sands), will require a TRO to be amended which will allow enforcement of the restricted bays within the two car parks.

Signs and Lines will inform the car park users of designated bays to use and charges for parking and misuse (i.e. permit holders, blue badge holders, motorcycles, pay and display, loading, pool cars etc).

The Parish Council is being consulted on this proposal and, in the event that the Council wishes to make any comments on this proposal, will need to do so by no later than 5th August 2021.

