

City of Durham Parish Council

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2nd August 2021

Access details for the Planning Committee:

Join Zoom Meeting

<https://us02web.zoom.us/j/83807083972>

Meeting ID: 838 0708 3972

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 6th August 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 26th 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/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.
 - 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/21/02521/FPA** | Erection of two-storey extension at side of dwelling. | 9 Geoffrey Avenue Durham DH1 4PF.

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 the amendments to the following planning applications:

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

- 6. Progressing the two Supplementary Planning Documents (SPDs) –** discussion with Ged Lawson and Mike Allum (DCC) on the proposal of progressing SPDs regarding tree protection and good design.

7. To consider these planning applications:

a. To note:

DM/21/02505/AD | Installation of replacement signs to include 4 no. sets of individual letters and 2 no. flags | Durham Marriott Royal County Hotel Old Elvet Durham DH1 3JN

DM/21/02506/LB | Installation of replacement signs to include 4 no. sets of individual letters and 2 no. flags | Durham Marriott Royal County Hotel Old Elvet Durham DH1 3JN

DM/21/02558/FPA | Removal of existing 20.0m Elara telecoms street works pole and replacement with a 20.0m Orion street works column with 3no antennas and RRUs underneath. Installation of 2no 300mm diameter dishes underneath the antennas; installation of 1no new equipment cabinet adjacent to the new pole. | Telecommunications Mast Southfield Way Durham DH1 5TR

DM/21/02549/FPA | Replace windows to accommodate mechanical ventilation, adapt windows to resolve fire egress defects, replace external fire escape and apply fire protection panel to west of building, lift shaft including roof penetration to provide level access, replace doors and internal alterations | Durham University Computer Science And Engineering And Health And Safety Office Science Site South Road Durham DH1 3LE

DM/21/02628/LB | Proposed Remedial Works to 3no. Derricks on North West Elevation of Market Hall | Durham Markets Company Indoor Market Market Place Durham DH1 3NJ

DM/21/02604/TPO | Felling of 3 no. Ash trees (T1, 2 & 3) | 3 Flassburn Road Durham DH1 4LX

DM/21/02674/FPA | Re-submission of DM/20/03764/FPA for erection of single-storey extension at rear of dwelling | Dunnottar Nevilles Cross Bank Durham DH1 4JP

b. To consider making representations:

DM/21/02626/FPA | Change of use from small HMO (use class C4) to a sui generis HMO. | 9 John Street Durham DH1 4DE

DM/21/01956/FPA | Loft conversion including dormer window and change of main roof from a hip to gable and single storey extensions to the front/ side of

the dwelling and alterations to the existing detached garage. | Kenfrid Percy
Lane Nevilles Cross Durham DH1 4HE

DM/21/02731/FPA | Retention of enlarged hardstanding/access area at front
of site. | Braeside Newcastle Road Crossgate Moor Durham DH1 4HZ

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 Monday 26th July 2021

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

Also present: A Shanley (Parish Clerk), Mr Roger Cornwell and Ms Janet Johnson (members of the public)

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members

Cllr R Ormerod declared an interest in item 8 on the Agenda and left the room when this item was discussed.

Cllr L Brown declared an interest in applications DM/21/01858/FPA and DM/21/01918/FPA and took no part in the discussions on these applications.

Cllr G Holland declared an interest in application DM/21/01918/FPA and took no part in the discussions on this application.

3. To receive and approve as a correct record the minutes of the meeting on 9th July 2021.

The minutes of the meeting held on 9th July 2021 were unanimously **agreed** as a true and accurate record of proceedings.

4. To receive any public participation comments on the following agenda items.

Ms Janet Johnson advised that she was attending the meeting to hear discussions on application DM/21/01858/FPA.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on application DM/21/02447/FPA as well as item 7 on the Agenda.

5. Matters arising:

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

(d) 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. The Committee considered the latest amendments to this application and **agreed** to withdraw its objection to this application.

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. The Committee considered the latest amendments to this application and **agreed** to maintain its objection and call in request.

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 considered the revised comments from Spatial Planning to this application and agreed that this now rendered the application contrary to policy 16 of the County Durham Plan. The Committee therefore **agreed** to object to this application and also **agreed** to call this application in to the Central and East Area County Planning Committee should the officer be minded to approve this application.

(e) To agree the Parish Council representative for the Committee hearing on application DM/21/01918/FPA (8 Laburnum Avenue)

The Committee **agreed** that the Parish Council should be represented at the Committee hearing in objecting to this application. As a number of Members were unavailable and others had declared interests on this application, it was **agreed** that the planning committee should draft a statement and that Cllr Susan Walker should be asked to represent the Parish Council at this hearing.

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

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

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

DM/21/02488/FPA | Replacement of timber conservatory and internal alterations | Eastwood Princes Street Durham DH1 4RP. It was **agreed** to note this application.

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

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

DM/21/02371/FPA | Erection of first floor extension at rear of dwelling. | 15 Percy Square Durham DH1 3PZ. It was **agreed** to note this application.

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

DM/21/02438/FPA | Part single storey and part two storey rear extension | 30 Douglas Gardens Elvet Moor Durham DH1 3PU. It was **agreed** to note this application.

DM/21/02521/FPA | Erection of two-storey extension at side of dwelling. | 9 Geoffrey Avenue Durham DH1 4PF. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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

DM/21/02447/FPA | Erection of an extension to the rear of the property (C4 HMO). | 50 Hawthorn Terrace Durham DH1 4EQ. It was **agreed** to object to this application and also **agreed** to call this application in to the Central and East Area County Planning Committee should the officer be minded to approve this application.

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 | Craigmere 5 Percy Terrace Durham DH1 4DY. It was **agreed** to note this application.

7. Progressing the two Supplementary Planning Documents (SPDs)

Members considered the proposal of progressing the SPDs regarding tree protection and good design for the parish area. It was agreed that a representative of both the spatial planning and landscaping departments at DCC should be invited to the next available meeting. The Chair advised that she had

had an initial discussion with two representatives on this matter and it looked likely that such documents wouldn't be produced and adopted until next year.

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

Members considered the proposed Traffic Regulation Order as set out in the report. It was noted that DCC 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).

Members **agreed** to respond to this consultation, seeking clarity on if "misuse" also included non-electric vehicles parking in bays with designated EV charging points.

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
(6th August 2021)**