

# City of Durham Parish Council

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30<sup>th</sup> August 2021

## **Access details for the Planning Committee:**

### **Join Zoom Meeting**

**<https://us02web.zoom.us/j/87608305077>**

**Meeting ID: 876 0830 5077**

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 3<sup>rd</sup> September 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 6<sup>th</sup> August 2021.**
- 4. To receive any public participation comments on the following agenda items.** Please email the Parish Clerk [parishclerk@cityofdurham-pc.gov.uk](mailto:parishclerk@cityofdurham-pc.gov.uk) to register to speak.
- 5. Matters arising:**
  - (a) To approve the responses to the following planning applications:**
    - 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/21/02731/FPA** | Retention of enlarged hardstanding/access area at front of site. | Braeside Newcastle Road Crossgate Moor Durham DH1 4HZ.
    - DM/21/01876/FPA** | Demolition of existing house and construction of replacement house on same footprint | Sidegate House Sidegate Durham DH1 5SY.
    - 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
  - (b) To ratify the following decisions taken over correspondence on 18<sup>th</sup> August 2021:**

Amendments to **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. **Agreed to withdraw objection.**

**DM/21/02733/FPA** | Change of Use from Sui Generis (A4) back to Use Class E (retail use) | Ground Floor 35A Saddler Street Durham DH1 3NU. **Agreed to note this application.**

**DM/21/02776/LB** | Stonework conservation and repairs, replacement of existing coping stone, installation of new wrought iron railing to the Monks Garden Wall | Durham Cathedral The College Durham DH1 3EH. **Agreed to note this application.**

**DM/21/02684/VOC** | Variation of conditions 2, 4 and 21 pursuant to planning permission DM/20/01280/FPA to permit additional demolition and subsequent rebuild to section of south west elevation, partial demolition of curtilage wall and variation of construction management plan and demolition method statement conditions | Mount Oswald Golf Club House Mount Oswald Golf Club South Road Durham DH1 3TQ. **Agreed to note this application.**

**DM/21/02661/LB** | Additional demolition and subsequent rebuild to section of south west elevation and partial demolition of curtilage wall associated with DM/20/01286/LB & DM/20/01280/FPA | Mount Oswald Golf Club House Mount Oswald Golf Club South Road Durham DH1 3TQ. **Agreed to note this application.**

**DM/21/02866/TPO** | Removal of Branches of Willow Tree (Salix Alba) | 4 Beechways Durham DH1 4LG. **Agreed to note this application.**

**DM/21/02789/FPA** | Change of use of outbuilding from a domestic recording studio on the ground floor and residential unit on the first floor (ancillary to residential use) to commercial sound mixing studio on ground floor and linked residential unit on first floor, and retention of side entrance porch | Spring Cottage Clay Lane Durham DH1 4QL. **Agreed to note this application, subject to the response from DCC Environmental Health Team.**

**DM/21/02774/VOC** | S.73 application for the removal of Condition No.3 (Outside seating) to permit outside seating within the rear garden on a permanent basis pursuant to DM/19/01789/VOC. | 57 Claypath Durham DH1 1QS. **Agreed to note this application, subject to the response from DCC Environmental Health Team and local residents.**

**DM/21/02770/FPA** | Construction of detached double garage. | Hillcrest Springfield Park Durham DH1 4LS. **Agreed to note this application.**

**(c) Discussion with the applicant for the following planning application(s):**

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

**(d) To consider the outcome of the following planning appeal(s):**

**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

**6. Progressing the two Supplementary Planning Documents (SPDs)** – update following the Planning Committee meeting of 6<sup>th</sup> August 2021.

**7. To consider these planning applications:**

**a. To note:**

**DM/21/02692/FPA** | Replacement chiller units on roof. | Her Majestys Passport Office Freemans Reach Riverside Place Durham DH1 1SL.

**DM/21/02850/LB** | Listed building consent to rebuild collapsed boundary wall. | St Mary The Less St Johns Chapel South Bailey Durham DH1 3EQ

**DM/21/02932/FPA** | Change of use form bar to waffle/ice-cream/coffee-shop (retrospective) | 33 Saddler Street Durham DH1 3NU

**DM/21/02939/LB** | Removal and Replacement of Main Roof Structure including Demolition and Rebuild of Main Chimney | 78 Gilesgate Durham DH1 1HY

**DM/21/02954/FPA** | Stonework conservation and repairs, replacement of existing coping stone, installation of new wrought iron railing to the Monks Garden Wall | Durham Cathedral The College Durham DH1 3EH

**DM/21/02934/AD** | New signs to replace existing signs | 7 Old Elvet Durham DH1 3HL

**DM/21/02985/TPO** | Felling and Removal of 1No Wild Cherry Tree plus Pollarding and Removal of Branches of Various Other Trees | Quarryside Back Western Hill Durham DH1 4RG

**b. To consider making representations:**

**DM/21/02838/FPA** | Single storey rear extension to existing (C4) HMO to provide kitchen area and bike shed | 165 Gilesgate Durham DH1 1QH

**DM/21/02980/CEU** | Application for certificate of lawful use of the property as a C4 HMO prior to the Article 4 Direction coming into force 16th September 2016 | 8 Flass Street Durham DH1 4BE

**DM/21/02952/FPA and DM/21/02953/LB** | Conversion of upper floors to create a 6-bed HMO (Use Class C4), installation of rooflights and new door within frontage | 24 - 25 Market Place Durham DH1 3NJ

**DM/21/02917/FPA** | Replace 15m pole and 3no cabinets with 20.0m Orion pole supporting 6no antennas, 3no Remote Radio Units underneath the antennas, 2no 300mm dishes, installa York cabinet and ancillary development. | Road Verge To The South Of Fernhill Newcastle Road Crossgate Moor DH1 4JZ

**DM/21/02896/FPA** | Redevelopment of stables to provide 1no 4 bed dwelling | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ

**DM/21/02697/FPA** | Addition of conservatory and terrace to serve the restaurant and bar | Farnley Tower The Avenue Durham DH1 4DX

**DM/20/03558/OUT** | Proposed residential development of up to 500 dwellings (outline including access) (amended 24th August 2021). | Land To The East Of Regents Court Sherburn Road Durham

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 6<sup>th</sup> August 2021

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

**Also present:** A Shanley (Parish Clerk), Mr Roger Cornwell, Mr John Ashby, Cllr Esther Ashby, Ms Sue Childs, Mr Michael Hurlow and Mr John Lowe (members of the public) and Mr Ged Lawson and Michelle Robinson (Durham County Council).

### 1. Welcome and apologies

Apologies were received from Cllr R Ormerod

### 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 26<sup>th</sup> July 2021

The minutes of the meeting held on 26<sup>th</sup> 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.

Cllr Esther Ashby advised that she was attending the meeting to hear the discussion on planning application DM/21/02626/FPA.

Mr John Ashby advised that he was attending the meeting to hear the discussion on the proposed two supplementary planning documents.

Mr Roger Cornwell advised that he was attending the meeting to hear the discussion on the proposed two supplementary planning documents.

Ms Sue Childs advised that she was attending the meeting to hear the discussion on the proposed two supplementary planning documents.

Mr Michael Hurlow advised that he was attending the meeting to hear the discussion on the proposed two supplementary planning documents.

Mr John Lowe advised that he was attending the meeting with a general interest in items 5-7 on the Agenda.

Mr John Lowe also raised the concern about the length of time that the pavement on the east side of Framwellgate Peth has been closed. John advised that it was announced in January that the footpath would be closed for 16 weeks and yet 30 weeks have gone by and there is still no sign that the works are anywhere near completion. John also advised that some of the signs and bollards are no longer in place. The Clerk advised that he had raised this with DCC and has been informed that the pedestrian crossing point to the north of the Highgate junction will be reopened on Monday 23<sup>rd</sup> August. The footway on the east side will remain closed between the crossing point and the traffic signals as there is still work to complete in this area. The Clerk also advised that the Parish Council does not yet have a firm date for completion

and is awaiting an update on the programme for this section. The Clerk also advised that, after the 23rd August, the traffic management on Framwellgate Peth should be reduced to a much simpler southbound lane closure.

The Clerk advised the Committee that he has asked that his details be passed on to the Contractor and Project Manager so that the Parish Council can be included in any progress updates which get issued.

Mr John Lowe asked the Parish Council to make further representation to the developer on this matter and to ask them to address the issue of no updates to local residents and signage in this area. It was **agreed** that the Clerk should write to the developer to ask them to address this matter.

## **5. Matters arising:**

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

**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 response to this application was **approved** by the Committee. It was also noted that this application has now been refused.

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

**DM/21/02521/FPA** | Erection of two-storey extension at side of dwelling. | 9 Geoffrey Avenue Durham DH1 4PF. The response to this application was **approved** by the Committee.

**DM/21/02447/FPA** | Erection of an extension to the rear of the property (C4 HMO). | 50 Hawthorn Terrace Durham DH1 4EQ. The response to this application was **approved** by the Committee.

### **(f) 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. The Committee considered the amended plans for Sidegate House and it was **agreed** that the Committee should maintain its objection and call in request for this application.

## **6. Progressing the two Supplementary Planning Documents (SPDs)**

The Chair welcomed Ged Lawson and Michelle Robinson (DCC) to the meeting who were attending to discuss the proposal of progressing two SPDs regarding tree protection and good design for Durham City.

Ged Lawson advised that Policy 40 of the County Durham Plan – relating to the trees, woodlands and hedges seemed to be working well, however DCC is still pushing to have an SPD relating to the protection of trees created and Ged advised that he had a number of ideas about what this should include. Ged advised that such an SPD would be Countywide as opposed to Parish-specific and Ged advised that he recognised – through various previous discussions with the Parish Council – that there is certainly a piece of work which could be done regarding trees in Durham City and specifically relating to the special role they play in the character of the area.

Ged also advised that the updating of the NPPF further strengthened the position to improve the greenness of an area – with the NPPF now requiring new streets to have trees included within them.

Ged advised that any SPD must be linked to the local development plan for the area and must not introduce new policy to either the County Durham Plan nor the Neighbourhood Plan.

Michelle advised that DCC is also currently looking to progress an SPD for good design. Michelle advised that a paper would be coming to Cabinet in mid-September 2021 which would set out a roadmap for this. Michelle advised that this paper would propose a first round of consultation on this proposal in May/ June 2022, following on from this consultation, amendments would likely need to be made to the SPD and it is currently proposed that a further round of consultation should take place on the amended SPD in January/ February 2023 with adoption of the good design SPD proposed for April 2023. Michelle advised that this does seem like a long timeframe for an SPD, however this is needed so that the SPD can carry weight in terms of decision making.

Michelle also advised that a good design SPD is expected to be linked to Policy 29 of the County Durham Plan. Michelle also advised that there is a national push for good design in planning.

Michelle advised that the County Council does recognise the mix of characters across the County and will need to consider this in terms of what good design means for each individual settlement.

Mr John Ashby and Mr John Lowe reminded the Committee of Initiative 8 of the formally agreed 'Looking Forwards' document and advised that they felt that the Parish Council carrying out some work into the Durham City design guide and tree preservation for the parish would conform with this initiative and could also help to inform the work being carried out at a County level.

The Clerk reminded the Committee that £4,000 was agreed in January 2021 to progress these proposals.

It was **agreed** that appropriate suppliers should be sought to carry out the work necessary on the SPDs for trees and good design at a parish-level and a report should come to the Full Parish Council on these matters in hopefully September 2021.

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

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

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

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

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

**DM/21/02604/TPO** | Felling of 3 no. Ash trees (T1, 2 & 3) | 3 Flassburn Road Durham DH1 4LX. It was **agreed** to note this application.

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

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

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

**DM/21/02731/FPA** | Retention of enlarged hardstanding/access area at front of site. | Braeside Newcastle Road Crossgate Moor Durham DH1 4HZ. It was **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee. It was **agreed** that Joanne Garrick should be asked to draft the response to this application.

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  
(3<sup>rd</sup> September 2021)**