

# City of Durham Parish Council

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22<sup>nd</sup> September 2021

## Access details for the Planning Committee:

### Join Zoom Meeting

<https://us02web.zoom.us/j/82391720009>

Meeting ID: 823 9172 0009

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 **Tuesday 28<sup>th</sup> September 2021 at 11am** 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 17<sup>th</sup> September 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/21/02227/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, and
    - 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.
    - DM/21/03014/FPA** | Replacement of 3no. windows to front elevation of dwelling house. | 4 The Avenue Durham DH1 4ED
    - DM/21/02785/AD** | Erection and display of 1no illuminated fascia sign, 1no illuminated projecting sign, 1no non-illuminated fascia sign and internally applied vinyl signs | 30-31 High Street Durham DH1 3UL
    - DM/21/03050/FPA** | Change of Use from 5 bed C4 HMO to 7 Bed Sui Generis HMO and two storey side extension | 1 Elvet Crescent Durham DH1 3AP

**DM/21/02956/AD** | Replacement of existing signage with current logos | 36 The Riverwalk Millburngate Durham DH1 4SL

**(b) Letter to the Leader and Chief Executive of Durham County Council on the Central and East Area County Planning Committee**

**(c) Letter to Historic England on application DM/20/03558/OUT**

**6. Update on the de-registration of the former coach park as common land.**

**7. Progressing the two Supplementary Planning Documents (SPDs)** – report following Full Council meeting on 27<sup>th</sup> September 2021 and preparing for 6<sup>th</sup> October meeting.

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

**a. To note:**

**DM/21/02749/LB** | Shop front sign | Waceland Durham 34 Saddler Street Durham DH1 3NU

**DM/21/03058/FPA** | Construction of a temporary kitchen, servery and dining area. | Durham University Grey College South Road Durham DH1 3LG

**DM/21/03163/AD** | Sign on the shop front fascia and hanging sign consisting of the business name | 34 Saddler Street Durham DH1 3NU

**DM/21/03093/FPA** | Change of use from non-residential education and training centre (F.1) to offices (E). | Riverdale The Sands Durham DH1 1JY

**DM/21/03108/LB** | Maintenance works consisting of roof repairs and lightning protection replacement | The Observatory Potters Bank Durham DH1 3RR

**DM/21/03112/FPA** | Insertion of ground floor window to front elevation of existing small HMO (C4) | 62 Gilesgate Durham DH1 1HY

**DM/21/03127/FPA** | Demolition of existing garage and erection of new detached garage. | Thornleigh Nevilles Cross Bank Durham DH1 4JP

**DM/21/03134/LB** | Maintenance works consisting of repairs to roof, internal plasterwork and repointing | School Of Oriental Studies Elvet Hill House Elvet Hill Road Durham

**DM/21/03169/FPA** | Single storey rear extension | 18 Blaidwood Drive Durham DH1 3TD

**DM/21/03234/FPA** | Replacement of existing bottle store (Cage 27) with new chiller enclosure. | Durham University Science Site South Road Durham DH1 3LE

**DM/21/03203/LB** | Display of 20 no. total signs to include: 7no. replacement signs on metal posts; 2no. replacement fixed face signs; and display of 11 no. new signs on metal posts | The Chorister School The College Durham DH1 3EL

**DM/21/03194/AD** | Erection of 1no. fascia sign | Bow School South Road Durham DH1 3LS

**DM/21/03196/AD** | 2No Non-Illuminated Replacement Signs | Bow School South Road Durham DH1 3LS

**DM/21/03171/LB** | Refurbishment of existing external windows to annex building including full replacement where necessary | Hollingside House Hollingside Lane Durham DH1 3TL

**b. To consider making representations:**

**DM/21/03207/FPA** | Single storey side and rear extension | 3 Crossgate Moor Gardens Durham DH1 4HS

**DM/21/02360/FPA** | Hybrid planning application consisting of outline planning permission (all matters reserved) for an extension to the Sniperley Park and Ride and full planning permission for the development of 370 dwellings associated access and works and demolition of former farm buildings | Land North And East Of Sniperley Farm Durham DH1 5RA

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 14:00 pm on Friday 17<sup>th</sup> September 2021

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

**Also present:** A Shanley (Parish Clerk), Mr John Lowe and Ms Sue Childs (members of the public)

### 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 3<sup>rd</sup> September 2021.

The minutes of the meeting held on 3<sup>rd</sup> September 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 to hear the discussions on items 5-9 on the Agenda. John also advised that the signage at Framwellgate Peth is still inadequate and the Clerk advised that he would contact Tolent about this.

Ms Sue Childs advised that she was attending the meeting to hear discussions on Item 6 of the Agenda.

### 5. Matters arising:

#### (a) To approve the responses to the following planning applications:

**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. The Committee **approved** the response to these applications.

**DM/21/02896/FPA** | Redevelopment of stables to provide 1no 4 bed dwelling | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ. The Committee **approved** the response to this application.

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

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

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

**(b) Consideration of further representations from DCC's Design and Conservation Officer regarding 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. The Clerk advised that the response to this application by the Design and Conservation Officer is still not available. The Committee considered the application and, in view of its location – within the green belt and the Conservation Area – **agreed** to maintain its objection.

**(c) To consider the outcome of the Central and East Area County Planning Committee meeting (held on 14<sup>th</sup> September 2021) on the following 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 Committee noted that this application had been granted by the Committee in spite of objections.

**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 noted that this application had been granted by the Committee in spite of objections.

The Committee expressed its unhappiness at the proceedings of this meeting in relation to these two applications. It was **agreed** that Cllrs V Ashfield and G Holland should jointly draft a letter of complaint to the Leader and Chief Executive of the County Council.

**(d) To consider the amendments to the following 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, and

**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. (Both 12 Silver Street).

Members considered the amended Heritage Statement, submitted by the applicant in support of both applications. Whilst Members felt that this resolved the issues raised regarding the historic features of the building and its setting, it did not address the concerns about water ingress, the poor quality of the steps to the rear nor the poor condition of Moatside Lane issue and therefore it was **agreed** to maintain the objection on those grounds to application DM/21/02227/FPA and withdraw the objection to application DM/21/02228/LB.

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

The Committee noted that a meeting is due to take place on 6<sup>th</sup> October with County officers regarding the Good Design guide for Durham. The Committee therefore agreed to hold off progressing this SPD until this meeting had taken place.

The Committee **agreed** the report as set out in the Agenda papers as a recommendation to go forward to Full Council in September.

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

**a. To note:**

**DM/21/03015/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 | 2 Ferens Close Durham DH1 1JX. It was **agreed** to note this application.

**DM/21/03016/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 | 11 Ferens Close Durham DH1 1JX. It was **agreed** to note this application.

**DM/21/03017/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 | 13 Ferens Close Durham DH1 1JX. It was **agreed** to note this application.

**DM/21/03018/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 | 15 Ferens Close Durham DH1 1JX. It was **agreed** to note this application.

**b. To consider making representations:**

**DM/21/03014/FPA** | Replacement of 3no. windows to front elevation of dwelling house. | 4 The Avenue Durham DH1 4ED. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

**DM/21/02785/AD** | Erection and display of 1no illuminated fascia sign, 1no illuminated projecting sign, 1no non-illuminated fascia sign and internally applied vinyl signs | 30-31 High Street Durham DH1 3UL. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

**DM/21/03050/FPA** | Change of Use from 5 bed C4 HMO to 7 Bed Sui Generis HMO and two storey side extension | 1 Elvet Crescent Durham DH1 3AP. It was **agreed** to object to this application and also to call this in to the Central and East Area County Planning Committee should the officers be minded to approve the application. The Clerk **agreed** to draft the response to this application.

**DM/21/02956/AD** | Replacement of existing signage with current logos | 36 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

**DM/21/02928/FPA** | External seating area with associated structure, awnings, lighting and heating | Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

**DM/21/03052/FPA** | Change of use of circulation/amenity space to outdoor seating areas | The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

**8. Durham City North West Parking and Waiting Restrictions Amendment Order 2021**

The Committee **agreed** to note this Order without comment.

**9. To consider the proposals from the Parish Council's Environment Committee on activities to tackle climate change**

The Committee agreed the following actions for this Committee, to go forward as the Parish Council's Action Plan on Climate Change:

- Actively support planning applications for new renewable energy in the area.
- Place conditions on all new planning applications: require every decision to be well informed on its climate impact and demand that the planning authority provides you with the appropriate information;
- Influence decisions on infrastructure and transport projects made by local authorities;
- Encourage increase in the amount of renewable energy generated locally & encourage use of electronic display showing how much energy has been generated and how much money and CO2 emissions saved;
- Request street lighting which uses well-directed LED lighting;
- Encourage car-sharing schemes for commuting and non-commuting journeys.
- Press for differential car-parking charges for fully electric, hybrid and high carbon vehicles and provide dedicated spaces with electric charging points;
- ban the use of idling carbon-using vehicles (e.g., ice cream vans and promotion vehicles) in the Market Place, Millennium Place and other central urban spaces in the County.

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  
(28<sup>th</sup> September 2021)**