

City of Durham Parish Council

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11th October 2021

Access details for the Planning Committee:

Join Zoom Meeting

<https://us02web.zoom.us/j/84766695265>

Meeting ID: 847 6669 5265

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 15th October 2021 at 14:00pm** 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 28th September 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/21/03207/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
 - 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
 - (b) **To agree the draft corporate complaint to DCC regarding the 4-6 Silver Street application and to consider further actions as necessary.**
 - (c) **To consider the report for the County Planning Committee meeting of 19th October 2021 on application DM/20/03558/OUT and to agree the Parish Council representative at this meeting.**

(d) To consider the amendments to the following planning application(s):

DM/21/02447/FPA | Erection of an extension to the rear of the property and internal reconfiguration to include creation of 6th bedroom in existing HMO (C4 HMO). | 50 Hawthorn Terrace Durham DH1 4EQ

(e) To consider the outcome of the Central and East Area County Planning Committee meeting held on 12th October 2021 on the following planning application(s):

DM/21/01752/FPA | Change of use of ground floor premises from Dental Surgery (Use Class E) to Hot Food Takeaway (Sui Generis) with associated internal alterations | 37 North Road Durham DH1 4SE

(f) To consider the appeal for the following planning application(s):

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

6. To consider the outcome of the public inquiry into the de-registration of the former coach park as common land.

7. Progressing the two Supplementary Planning Documents (SPDs) – report following discussions with Jo-Anne Garrick on the trees SPD and the meeting with DCC regarding the good design guide SPD.

8. Consultation on the County Durham Minerals and Waste Policies and Allocations Document (stage two) – report attached.

9. To consider these planning applications:

a. To note:

DM/21/03260/TPO | Oak (T1) - crown lift to 2m above ground level | Land South Of 1 Chipchase Grove Durham DH1 3FA

DM/21/03261/FPA | Remove brick skin on gable end and apply render. | 209 Gilesgate Durham DH1 1QN

DM/21/03262/LB | Listed building consent to remove brick skin on gable end and apply render. | 209 Gilesgate Durham DH1 1QN

DM/21/03284/FPA | Single storey side and two storey rear extensions | 4 Springwell Avenue Durham DH1 4LY

DM/21/02653/FPA | Garden Room, decking and associated landscaping works to rear and boundary treatment including electric gates to front | Glengarth Newcastle Road Crossgate Moor Durham DH1 4HZ

DM/21/03193/LB | Listed building consent for the erection of 3no. signs on metal posts and replacement of 2no. signs on metal posts and 7no. signs fixed to building | Durham School Quarryheads Lane Durham DH1 4SZ

DM/21/03195/AD | Erection and display of 3no. signs on metal posts. | Durham School Quarryheads Lane Durham DH1 4SZ

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

DM/21/03197/AD | Erection and display of 2no. replacement signs on metal posts and 7no. signs fixed to building | Durham School Quarryheads Lane Durham DH1 4SZ

DM/21/03310/FPA | Erection of single-storey extension at rear of dwelling. | Crecy House 8 Cross Valley Court Nevilles Cross Durham DH1 4GD

DM/21/03319/LB | Render to Front and Side of Dwelling | 56 Hallgarth Street Durham DH1 3AY

DM/21/03201/FPA | Demolition of existing outbuildings/bin store and erection of an extension to the existing kitchen to accommodate Durham University's Central Production Kitchen ('CPK'). | Main Building St Aidans College Windmill Hill Durham

DM/21/03089/AD | Display of 1 no. v-board sign to advertise the available space to let | Junction Of Framwellgate And Millburngate Durham

DM/21/03183/FPA | Single storey rear extension | 21 Chipchase Grove Durham DH1 3FA

DM/21/03211/FPA | Kitchen refurbishment and renovation works. | Durham University Grey College South Road Durham DH1 3LG

DM/21/03311/AD | Display of 11 no. signs on metal posts. | The Chorister School The College Durham DH1 3EL

DM/21/03312/AD | Replacement of 7 no. signs on metal posts and replacement of 2 no. signs which are fixed to building | The Chorister School The College Durham DH1 3EL

b. To consider making representations:

DM/21/02526/AD | Display of new signage comprising individual timber lettering on timber fascia illuminated by trough light; 2 no. internal window vinyls; and 1 no. projecting sign | 7 - 8 Silver Street Durham DH1 3RB

DM/21/03323/FPA | Proposed change of use from restaurant to create bowling and leisure facility | The Fat Buddha Unit 6B And 6C Freemans Place Durham DH1 1SQ

10. Correspondence relating to the proposed development at Diamond Terrace

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 11:00 am on Tuesday 28th September 2021

Present: Cllr V Ashfield (in the Chair), Cllr C Lattin, Cllr R Ormerod and Cllr S Walker.

Also present: A Shanley (Parish Clerk), Mr John Lowe, Ms Sue Childs, Cllr Esther Ashby and Mr John Ashby (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 17th September 2021

The minutes of the meeting held on 17th September 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 Sue Childs advised that she was attending the meeting to hear discussion on item 8 of the Agenda.

Mr John Lowe advised that he was attending the meeting to hear discussions on items 5-8 on the Agenda.

Cllr Esther Ashby advised that she was attending the meeting to hear discussions on item 8b of the Agenda.

Mr John Ashby advised that he was attending the meeting to hear discussions on items 5-8 on the Agenda.

5. Matters arising:

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

DM/21/03014/FPA | Replacement of 3no. windows to front elevation of dwelling house. | 4 The Avenue Durham DH1 4ED. The Committee **approved** 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. The Committee **approved** 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. The Committee **approved** the response to this application.

DM/21/02956/AD | Replacement of existing signage with current logos | 36 The Riverwalk Millburngate Durham DH1 4SL. The Committee **approved** the response to this application.

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

The Committee noted the draft response formulated by Cllr G Holland on the issues raised at the previous meeting regarding the Central and East Area County Planning Committee meeting held on 14th September 2021. The Committee **agreed** by 2 votes to 1 that this letter should instead form a corporate complaint to the Chief Executive of Durham County Council regarding the outcome of the decision on 4-6 Silver Street. The Clerk **agreed** to draft this letter. Cllr V Ashfield asked to put on the record her concerns at the reduced membership of this Committee and the need for a small group of Councillors to therefore have to make a very important decision on behalf of the Council.

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

The Clerk advised that, whilst the Committee had agreed to draft a formal letter of complaint to Historic England regarding their "no comment" comment to this application, it may be best to request that they take a look at this application again. The Committee **agreed** this and the Clerk **agreed** to write to Historic England about this.

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

The Committee noted that the outcome of the public inquiry is expected within the coming days and **agreed** to await the outcome of the Inspector's verdict.

7. Progressing the two Supplementary Planning Documents (SPDs)

The Clerk reminded Members that Full Council (27th September 2021) had agreed to allocate a budget towards progressing the trees SPD in collaboration with the Parish Council's planning consultant Jo-Anne Garrick.

The Clerk reminded Members that the Council is expecting to attend a meeting with the relevant officers at DCC on 6th October to discuss progressing the proposal of a good design guide SPD for the parish.

8. To consider these planning applications:

a. To note:

DM/21/02749/LB | Shop front sign | Waceland Durham 34 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/21/03058/FPA | Construction of a temporary kitchen, servery and dining area. | Durham University Grey College South Road Durham DH1 3LG. It was **agreed** to note this application.

DM/21/03163/AD | Sign on the shop front fascia and hanging sign consisting of the business name | 34 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

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. In **agreeing** to note this application, it was also **agreed** that the Parish Council should request that the permitted development right to convert the building into a residential property be removed as a condition of this application being accepted. The Clerk **agreed** to draft the response to this application.

DM/21/03108/LB | Maintenance works consisting of roof repairs and lightning protection replacement | The Observatory Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/21/03112/FPA | Insertion of ground floor window to front elevation of existing small HMO (C4) | 62 Gilesgate Durham DH1 1HY. It was **agreed** to note this application.

DM/21/03127/FPA | Demolition of existing garage and erection of new detached garage. | Thornleigh Nevilles Cross Bank Durham DH1 4JP. It was **agreed** to note this application.

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

DM/21/03169/FPA | Single storey rear extension | 18 Blaidwood Drive Durham DH1 3TD. It was **agreed** to note this application.

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

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

DM/21/03194/AD | Erection of 1no. fascia sign | Bow School South Road Durham DH1 3LS. It was **agreed** to note this application.

DM/21/03196/AD | 2No Non-Illuminated Replacement Signs | Bow School South Road Durham DH1 3LS. It was **agreed** to note this application.

DM/21/03171/LB | Refurbishment of existing external windows to annex building including full replacement where necessary | Hollingside House Hollingside Lane Durham DH1 3TL. It was **agreed** to note this application.

b. To consider making representations:

DM/21/03207/FPA | Single storey side and rear extension | 3 Crossgate Moor Gardens Durham DH1 4HS. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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. It was **agreed** to object to this application. The Clerk **agreed** 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
(15th October 2021)**

ITEM 8: CONSULTATION ON THE COUNTY DURHAM MINERALS AND WASTE POLICIES AND ALLOCATIONS DOCUMENT (STAGE TWO)

Durham County Council is currently preparing a new planning document called the Minerals and Waste Policies and Allocation Document (Draft Plan). The document has now reached its Draft Plan stage and DCC is seeking comments on this document.

This new planning document will eventually form part of the statutory development plan for County Durham and together with the County Durham Plan, it will be used to make decisions on planning applications for mineral working (quarrying and related development) and on new waste management facilities.

Once it is adopted, it will replace the current County Durham Minerals Local Plan and County Durham Waste Local Plan.

The Draft Plan takes into account comments made to the Consultation on DCC's Minerals and Waste Policies and Allocation Document (stage one) earlier this year and includes detailed development management policies which will allow DCC to consider and control future mineral working and waste development.

DCC is now consulting on three documents:

Draft Minerals and Waste Policies and Allocation Document ([Draft County Durham Minerals and Waste Policies and Allocations Document - Details - Keystone \(objective.co.uk\)](#)) : this includes policies to address detailed development management matters such as noise, dust, blasting vibration, traffic and transport matters and the restoration of mineral and some waste sites, policies that cover economically important mineral types that are not covered in the County Durham Plan and specific types of waste management operations where it is considered necessary to have policies in case future proposals come forward and two allocations for further mineral working. The Draft Plan is supported by three other documents - note that these are provided for reference and are not under consultation.

Site Assessment Report: this appraises all of the minerals and waste proposals which were submitted by the minerals and waste industry in response to the call for new minerals and waste sites earlier this year. The comments form which accompanies the Draft Plan allows you to make comments on the sites DCC has currently decided not to allocate.

Statement of Consultation: this details the comments which were submitted to the initial consultation earlier this year and DCC's responses

Local Aggregate Assessment (Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear (April 2021): this monitors the provision of aggregates and likely future demands

Sustainability Appraisal Report (including appendices and non-technical summary documents): this shows DCC has appraised each of the policies and allocations for their environmental, economic and social effects.

Habitats Regulation Assessment Screening Report: this shows that DCC has screened the Draft Plan to ensure it will not adversely affect the ecological integrity of key wildlife sites, referred to as European sites, in County Durham.

The closing date for comments is 4.30pm on 5 November 2021.

All comments received will be considered and will be taken into account in work to prepare a final draft which will be subject to one final stage of consultation towards the end of 2022.

The Minerals and Waste Policies and Allocations Document will then be submitted to the Government and will be examined by an independent inspector. Subject to the findings of the independent Inspector, DCC will proceed to finalise the document.

DECISION REQUIRED	For Members to decide on their response to this consultation.
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