

# City of Durham Parish Council

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25<sup>th</sup> October 2021

## Access details for the Planning Committee:

### Join Zoom Meeting

<https://us02web.zoom.us/j/86168626295>

Meeting ID: 861 6862 6295

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 29<sup>th</sup> 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 15<sup>th</sup> October 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/21/02447/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.

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

**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.

**(b) To consider the outcome of the County Planning Committee meeting held on the 19<sup>th</sup> October 2021 on the following planning application(s):**

**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

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

**DM/21/01918/FPA** | Change of use from C3 (dwellinghouse) to either C3 (dwelling house) or C4 (house of multiple occupation). | 8 Laburnum Avenue Durham DH1 4HA

**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. Progressing the Supplementary Planning Documents (SPDs)** – report following the joint meeting with DCC held on 25<sup>th</sup> October 2021 on the trees SPD.

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

**a. To note:**

**DM/21/03614/FPA** | Renovation and Replacement of Existing Front Fenestration | 8 Church Street Durham DH1 3DG

**DM/21/03634/FPA** | Erection of two storey external glazed lift shaft within the courtyard to allow staff and students with mobilities issues safe and easy access to both floors | Durham University Department Of Psychology Science Site Durham DH1 3LE

**b. To consider making representations:**

**DM/21/03575/FPA** | Replacement of existing windows with a mix of timber and upvc windows. | 26 The Avenue Durham DH1 4ED

**DM/21/03576/FPA** | Replacement of existing windows with a mix of timber and upvc windows. | 13 Palatine View Durham DH1 4QQ

**DM/21/03657/AD** | Display of 1no. fret cut pin mounted and logo externally illuminated by LED strip above | Royal County Hotel Old Elvet Durham DH1 3JN

**DM/21/03658/LB** | Listed Building consent for display of 1no. fret cut pin mounted and logo externally illuminated by LED strip above | Royal County Hotel Old Elvet Durham DH1 3JN

**DM/21/03593/FPA** | Porch extension, side extension and rear extension incorporating raised paving and balustrade | 2 Farnley Ridge Durham DH1 4HB

- 8. Consideration of proposed Traffic Regulation Order - Durham South West** – report included.

- 9. Proposal to add Ainsley Street to the Definitive Rights of Way Map** – verbal report from Cllr L Brown

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 14:00pm on Friday 15<sup>th</sup> October 2021

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

**Also present:** A Shanley (Parish Clerk), Mr John Lowe, Mr Robin Humphrey, Cllr Esther Ashby, Mr John Ashby, Mr Roger Cornwell, Mr Michael Hurlow and Mr Richard Hornby (members of the public).

### 1. Welcome and apologies

None received.

### 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 28<sup>th</sup> September 2021

The minutes of the meeting held on 28<sup>th</sup> 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.

Mr John Lowe advised that he was attending the meeting to hear discussions on items 5-10 of the Agenda.

Mr Robin Humphrey advised that he was attending the meeting to hear discussions on item 10 of the Agenda.

Cllr Esther Ashby advised that she was attending the meeting to hear discussions on items 5a and 10 on the Agenda.

Mr John Ashby advised that he was attending the meeting to hear discussions on items 5b, c, e, 6 and 7 of the Agenda.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on item 5-10 of the Agenda.

Mr Richard Hornby advised that he was attending the meeting to hear discussions on item 5c of the Agenda.

Mr Michael Hurlow advised that he was attending the meeting to hear discussions on items 5, 6 and 7 of the Agenda.

### 5. Matters arising:

#### (d) 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. The Committee **approved** the response to this application, however following further information and clarification from the applicant on the grounds of objection raised by the Parish Council, the Committee **agreed** to withdraw its objection 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. The Committee **approved** the response to 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. The Committee **approved** the response to this application.

- (e) To agree the draft corporate complaint to DCC regarding the 4-6 Silver Street application and to consider further actions as necessary.**

The Committee agreed the proposed draft corporate complaint to DCC regarding the 4-6 Silver Street application and it was **agreed** that the Clerk should submit this immediately. The Clerk also advised that he had engaged with the Parish Council's barrister who had advised against further legal action on this application. The Committee agreed to accept this advice and to take no further action in this regard.

- (f) 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.**

The Committee **agreed** to maintain its objection to this application in spite of the officer's recommendation to approve this application. Members expressed their unhappiness with the proposed master plan for this development and felt that this was not sufficient and did not address the original grounds of objection.

It was **agreed** that, subject to the issue of sufficient time being made available for all representatives to make a thorough representation on this important application, i.e. more than 5 minutes being made available, the Parish Council should make a representation at this hearing and should be represented by Cllr Liz Brown.

- (g) 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. It was **agreed** that the Committee be minded to maintain its objection to this application, pending further investigation by the Clerk. The Clerk also **agreed** to draft a further representation on this application.

**DM/21/02697/FPA** | Addition of conservatory and terrace to serve the restaurant and bar | Farnley Tower The Avenue Durham DH1 4DX. It was **agreed** that the Committee be minded to maintain its objection to this application, pending further investigation by Cllr L Brown. Cllr L Brown also **agreed** to draft a further representation on this application.

- (h) To consider the outcome of the Central and East Area County Planning Committee meeting held on 12<sup>th</sup> 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. Members expressed their disappointment that this application had now been granted in spite of the significant grounds of objection to this proposal. The Committee thanked Cllr V Ashfield and Mr Roger Cornwell for their excellent presentations at Committee on this application.

- (i) 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. It was noted that, in spite of representations by Parish Council earlier in the week to have this application considered under the Written Representation(s) procedures, this application was now being considered under the Householder Appeal Service system. It was **agreed** that the Parish Council should await the outcome of this appeal.

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

The Committee noted the Inspector's verdict on the issue of the common land de-registration application and agreed to accept this outcome without taking any further action in this regard.

The Clerk advised that he, the Chair of the Parish Council and representatives of the Freemen were due to meet with DCC to discuss the future use of this land in early November and the Clerk advised that he would report back to this Committee following on from this meeting.

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

The Clerk reminded Members that Full Council has now agreed the funding and resource for the production of a trees SPD and he, Sue Childs and Jo-Anne Garrick are meeting the County Council on 25<sup>th</sup> October 2021 to discuss this in more detail.

The Clerk and Mr Michael Hurlow also advised that they had met with representatives of the County Council on the issue of the design guide for Durham City. The Clerk advised that the County Council is currently scoping the production of a Conservation Area Management Plan and may look to the Parish Council next year for some budget towards delivering this as part of a multi-agency approach. The Committee expressed their support for such a piece of work.

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

The Committee considered the report on the consultation on the County Durham Minerals and Waste Policies and Allocations Document and felt that this did not apply to the City of Durham parish. It was therefore **agreed** to note this consultation without further comment.

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

**DM/21/03261/FPA** | Remove brick skin on gable end and apply render. | 209 Gilesgate Durham DH1 1QN. It was **agreed** to note this application.

**DM/21/03262/LB** | Listed building consent to remove brick skin on gable end and apply render. | 209 Gilesgate Durham DH1 1QN. It was **agreed** to note this application.

**DM/21/03284/FPA** | Single storey side and two storey rear extensions | 4 Springwell Avenue Durham DH1 4LY. It was **agreed** to note this application.

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

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

**DM/21/03195/AD** | Erection and display of 3no. signs on metal posts. | Durham School Quarryheads Lane Durham DH1 4SZ. 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/21/03197/AD** | Erection and display of 2no. replacement signs on metal posts and 7no. signs fixed to building | Durham School Quarryheads Lane Durham DH1 4SZ. It was **agreed** to note this application.

**DM/21/03310/FPA** | Erection of single-storey extension at rear of dwelling. | Crecy House 8 Cross Valley Court Nevilles Cross Durham DH1 4GD. It was **agreed** to note this application.

**DM/21/03319/LB** | Render to Front and Side of Dwelling | 56 Hallgarth Street Durham DH1 3AY. It was **agreed** to note this application.

**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. It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

**DM/21/03089/AD** | Display of 1 no. v-board sign to advertise the available space to let | Junction Of Framwellgate And Millburngate Durham. It was **agreed** to note this application.

**DM/21/03183/FPA** | Single storey rear extension | 21 Chipchase Grove Durham DH1 3FA. It was **agreed** to note this application.

**DM/21/03211/FPA** | Kitchen refurbishment and renovation works. | Durham University Grey College South Road Durham DH1 3LG. It was **agreed** to note this application.

**DM/21/03311/AD** | Display of 11 no. signs on metal posts. | The Chorister School The College Durham DH1 3EL. It was **agreed** to note this application.

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

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

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

**10. Correspondence relating to the proposed development at Diamond Terrace**

Mr John Lowe and Mr Robin Humphrey advised that the company Hanro, the firm which developed the Framwell House offices at the back of Diamond Terrace, have now bought

the offices of Mainstreet USA, No.1 DT and the vacant land in between and had done so in mid-October 2020 when DCC had already issued its Decision Statement that the Neighbourhood Plan could proceed to referendum on 30 July 2020. Mr John Lowe advised that Hanro met a group of residents last week and showed residents their plans to demolish the current building and build more offices on the site of both the Maintreet offices and the vacant land and had also advised that they intend to refurbish No.1 as a dwelling.

Mr John Lowe advised that the site on which Hanro proposes to build offices is supported for use as housing in Policy D1 of the Neighbourhood Plan. Mr John Lowe also advised that Hanro had held meetings with Conservation officers from DCC who didn't mention the Neighbourhood Plan and are said to be supportive of the proposals. Mr John Lowe asked if the status of Policy D1 could be checked with DCC. Cllr L Brown agreed to do this as soon as possible and report back to John Lowe and the Committee directly.

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  
(29<sup>th</sup> October 2021)**

## **ITEM 8: CONSIDERATION OF PROPOSED TRAFFIC REGULATION ORDER – DURHAM SOUTH WEST**

Durham County Council is now consulting the Parish Council on amended plans for a Traffic Regulation Order at Sutton Street, Durham following comments received regarding the initial proposal.

Sutton Street Amendments:

- To introduce 3no. Permit Holder (K) or Pay at Machine (Pay and Display) Parking Bays to improve parking availability in the area. Amendments are to reduce the number of bays from the initial proposal by one, to improve visibility and road safety for pedestrians and road users. To also reduce the distance of vehicles parking from the junction with North Road which has received complaints from residents living opposite (Parkside).
- To introduce 'no waiting and no loading at any time' (double yellows with kerb ticks) to reduce obstructive parking, improve access and road safety. Following reports of vehicles parking/waiting in this location.

If the Parish Council wishes to comment on this proposal, responses must be submitted no later than **8<sup>th</sup> November 2021**.