

City of Durham Parish Council

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8th November 2021

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/88921545367>
Meeting ID: 889 2154 5367

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 12th November 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 29th October 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 application(s) and appeal(s):

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

Appeal for 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

(b) To consider the outcome of the County Planning Committee meeting held on the 9th November 2021 on the following planning application(s):

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

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

(c) To consider the updates on the following planning application(s):

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

6. To consider these planning applications:

DM/21/03227/FPA | Change of use of grass verge to garden area new vehicular access and reinstate property boundary to rear of existing garage | 1 St Cuthbert's Place North Road Durham DH1 4NQ

DM/21/03558/FPA | Two storey rear extension | 15 South Crescent Durham DH1 4NF

DM/21/03586/FPA | Single storey rear extension | 7 Fowler Wynd Durham DH1 3EZ

DM/21/03606/FPA | Single storey side extension | 17 Fowler Wynd Durham DH1 3EZ

DM/21/03563/AD | 1no non-illuminated fascia sign, 1no projecting sign and 1no digital display screen | 4 High Street Durham DH1 3UJ

DM/21/03692/FPA | Refurbishment of flat block to include: application of render/cladding to the front, part rear and gable elevations; replacement of windows and entrance doors with new canopies and metalwork detailing; replacement pitched roof with solar PV panels to rear; external landscaping works with cycle storage; new external hardstanding and railings to front; with associated internal refurbishment works. | 1 The Sands Flats The Sands Durham DH1 1LH

DM/21/03723/TPO | Various tree works | 4 Almoners Barn Durham DH1 3TZ

DM/21/03711/AD | Site hoardings for Durham History Centre | Mount Oswald Golf Club House Mount Oswald Golf Club South Road Durham DH1 3TQ

- 7. Consideration of Parish Council Strategy 2022/23 – Planning Committee priorities** – report included.
- 8. Consideration of DCC Local Heritage List consultation** – to receive a report following the meeting with DCC on 8th November 2021.
- 9. Update on proposal to add Ainsley Street to the Definitive Rights of Way Map**

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 29th 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 John Ashby and Mr Roger Cornwell (members of the public).

1. Welcome and apologies

Apologies were received from Cllr G Holland.

2. To receive any declarations of interest from members.

Councillor L Brown declared an interest in the appeal for application DM/21/01918/FPA and item 8 of the Agenda and took no part in the discussions on these matters.

Councillor R Ormerod declared an interest in item 8 of the Agenda and left the meeting prior to this item being discussed at the meeting.

3. To receive and approve as a correct record the minutes of the meeting on 15th October 2021

The minutes of the meeting held on 15th October 2021 were unanimously **agreed** as a true and accurate record of proceedings, with the amendment that Cllr G Holland be added to the list of attendees as he had attended and contributed to this meeting.

As a matter arising from the minutes, Cllr L Brown advised that she had been in contact with the County Council's Planning department regarding the proposed development at Diamond Terrace (as noted under item 10 of the minutes) and they have confirmed that Policy D1 of the Neighbourhood Plan will still apply to any application in this area.

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 5-7 of the Agenda.

Mr John Ashby advised that he was attending the meeting to hear discussions on items 5-9 of the Agenda.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on items 7b and 9 of the Agenda.

5. Matters arising:

(d) 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. 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. Cllr L Brown

advised that she is still awaiting an up to date tree report for this development. Once this report is received, Cllr L Brown advised that the Committee can consider this at a future meeting and decide on its response to this application, as amended.

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. Cllr L Brown advised that, due to personal circumstances, she was unable to draft a response to this application on behalf of the Parish Council. However, Cllr L Brown advised that she did submit an objection to the application in her role as County Councillor.

(e) To consider the outcome of the County Planning Committee meeting held on the 19th 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. The Committee **noted** with disappointment that this application has now been granted by the County Council, in spite of the robust objections submitted.

(f) 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. It was **agreed** to note this appeal without submitting a further response to the Inspectorate.

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. It was **agreed** to submit a response to this appeal to the Inspectorate. The Clerk **agreed** to draft the response to this appeal.

6. Progressing the Supplementary Planning Documents (SPDs)

The Clerk advised that he, Sue Childs and Jo-Anne Garrick attended a joint meeting with DCC on 25th October 2021 on the proposed trees SPD. The Clerk advised that DCC has a number of concerns about the Parish Council doing this piece of work and this being attached to the Neighbourhood Plan. The Clerk advised that a trees SPD is proposed for the beginning of 2024 as part of the County Durham Plan and Ged Lawson's team is leading on this alongside the planning department.

The Clerk also advised that DCC is most keen that the Parish Council be part of the proposal to create a Conservation Area Management Plan, the expression of interest for which is being submitted to Historic England.

The Committee **agreed** not to progress a trees SPD but instead to channel resources into the production of the Conservation Area Management Plan.

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

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

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. The Committee **agreed** to submit a response to this application expressing disappointment that although the first and second floor windows are also being replaced, no attempt is being made to replace them with sash type windows (particularly on the front elevation) that reflect the age and character of the property. Cllr L Brown **agreed** to draft the response to this application.

DM/21/03576/FPA | Replacement of existing windows with a mix of timber and upvc windows. | 13 Palatine View Durham DH1 4QQ. It was **agreed** to note this application.

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

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

DM/21/03593/FPA | Porch extension, side extension and rear extension incorporating raised paving and balustrade | 2 Farnley Ridge Durham DH1 4HB. It was **agreed** to note this application.

8. Consideration of proposed Traffic Regulation Order - Durham South West

The Committee considered the proposals for Durham South West and agreed to request that the double yellow lines with ticks be extended to North Road outside the takeaways, which have recently been granted planning permission.

In addition, the Committee **agreed** to commend this proposal but with the amendment that the bus stop be moved so that Waddington Street does not become blocked by buses and disabled access on the pavement not be impinged.

9. Proposal to add Ainsley Street to the Definitive Rights of Way Map

Cllr L Brown advised that she had contacted DCC about the two parking spaces at Ainsley Street and been advised that the Parish Council may apply for this area to become highways again.

Cllr L Brown reported that the planning permission for the parking bays does not supersede any legal rights of access.

Cllr L Brown advised that there is a requirement for the Parish Council to submit evidence to support this application.

Mr Roger Cornwell advised that he believed there is both historic and modern user evidence of access of this land.

Mr Roger Cornwell advised that he would be contacting the relevant officer at DCC to request what information they would need for such an application.

The Committee **agreed** to support an application for this land to be added to the Definitive Rights of Way Map. Mr Roger Cornwell advised that he would be undertaking some investigation work for this to happen.

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
(12th November 2021)**

ITEM 7: CONSIDERATION OF PARISH COUNCIL STRATEGY 2022/23 – PLANNING COMMITTEE PRIORITIES

Councillors are reminded that the Parish Council has agreed to formulate its strategy for 2022/23 ahead of the budget setting process in January 2022.

As part of this, all Parish Council Committees are being asked to agree their priorities for the forthcoming financial year so that this can feed into the Parish Council’s budget agreement.

Last year, the Parish Council agreed the following overarching priorities for Full Council:

- 1.** Being a voice for the city.
- 2.** Enhancing physical and mental wellbeing of our residents and addressing inequalities in our parish
- 3.** Implementing the Neighbourhood Plan and representing the parish on planning matters
- 4.** Creating a positive environment for businesses and encouraging tourism to improve prosperity of parish
- 5.** Taking action to combat climate damage

In addition to these overarching aims of the Council; the Planning Committee agreed the following priorities for this year:

	Council priorities	Planning Committee Priorities	LF No.	Looking Forwards Priorities for Planning Committee
1.	Being a voice for the city	Representing the Parish as a consultee on planning matters	5	Protecting our green infrastructure.
		Consulting the Parish on planning matters	5	Identification and protection of views we value
			7	Identifying, conserving and improving foot-paths in Durham
2	Enhancing physical and mental wellbeing of our residents and addressing inequalities in our parish	Protecting Durham City’s common land at the Sands, our green infrastructure and assets	8	Creation of a design guide to inform planning decision making
3	Implementing the neighbourhood plan and representing the parish on planning matters.	Representing the Parish as a consultee on planning matters		
		Delivering the neighbourhood plan		
		Enhanced planning enforcement service		

		Protecting our World Heritage Site and Conservation Areas		
		Protecting against overdevelopment and ensuring planning policy is upheld		
		Extension of the Article 4 Direction		
4	Creating a positive environment for businesses and encouraging tourism to improve prosperity of parish	Supporting applications for new businesses in empty business units in the parish		
5	Taking action to combat climate damage	Putting green future at the heart of planning considerations		

DECISION REQUIRED	For Members to consider the above report and agree the Planning Committee priorities for 2022/23.
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