

City of Durham Parish Council

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22nd November 2021

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/86262421845>
Meeting ID: 862 6242 1845

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 26th 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 12th November 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):**
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.
 - (b) **To consider the outcome of the special meeting of the Central and East Area County Planning Committee meeting held on the 25th November 2021 on the following planning application(s):**
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. | 12 Silver Street Durham DH1 3RB
 - (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.

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

(d) To consider the appeal(s) on the following planning application(s):

DM/21/02626/FPA | Change of use from small HMO (use class C4) to a sui generis HMO. | 9 John Street Durham DH1 4DE

(e) To consider the amendment(s) to the following planning application(s):

DM/19/03033/FPA | Retention of Timber Cladding and Render to Existing Single-Storey Side Extension and Installation of Rear Door to West Facing Rear Elevation. | Old Coach House 2 Percy Terrace Durham DH1 4DY

6. To consider these planning applications:

To note:

DM/21/03336/TPO | Crown reduction and re-shape up to 2m to 1no. Sycamore (1), remove deadwood to 1no. Pine (2), remove branches touching property at a clearance of up to 2.5m to 1no. Holly (3), fell 1no. tree (4), crown reduction up to 2.5m to group of Sycamores (5) and fell 1no. Goat Willow, Silver Birch and Cherry Laurel (6) | Flass House Waddington Street Durham DH1 4BG

DM/21/03802/FPA | Maintenance works to two buttresses and the removal of 1no. buttress | 173 Gilesgate Durham DH1 1QH

DM/21/03803/LB | Maintenance works to two buttresses and the removal of 1no. buttress | 173 Gilesgate Durham DH1 1QH

DM/21/03858/LB | Removal of existing timber floor structure to ground floor rooms and replacement with solid floor UFH. Existing timber floor finish and floor level to be reinstated | 173 Gilesgate Durham DH1 1QH

To consider making representation(s):

DM/21/03860/FPA | Erection of part two-storey/ part single-storey extension to rear of existing small 4-bed HMO (Use class C4) to include provision of 2 no. additional bedrooms | 76 Whinney Hill Durham DH1 3BG

DM/21/03455/FPA | Demolition of existing dwelling and construction of new dwelling. | 5 Valeside Durham DH1 4R

DM/21/03914/FPA | Conversion of dwelling (use class C3) to 2 x 1 bedroom flats (use class C3) including fenestration changes to rear elevation. | 64 Gilesgate Durham DH1 1HY

DM/21/03682/FPA | Demolition of the Mainstreet USA offices, and the erection of a new build 2-4 storey workplace building and associated landscaping. | St Cuthberts House Diamond Terrace Durham DH1 5SU

7. To consider the content of the proposed Sniperley Park Masterplan

8. Amendment: Proposed Traffic Regulation Order - Durham South West (Briardene) – report included.

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 12th November 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, Cllr Esther Ashby and Mr Roger Cornwell (members of the public).

1. Welcome and apologies

Apologies were received from Cllr R Ormerod

2. To receive any declarations of interest from members

Cllr L Brown declared an interest in item 9 of the Agenda and took no part in the discussions on this item. Cllr V Ashfield (Vice-Chair) took over the chairing of the meeting at that stage.

3. To receive and approve as a correct record the minutes of the meeting on 29th October 2021

The minutes of the meeting held on 29th October 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 to 9 of the Agenda. Mr John Lowe also expressed his disappointment at the news that the County Council will no longer be live streaming a number of its Committees. It was **agreed** that this matter ought to be referred to the next Full Council meeting for consideration.

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

Cllr Esther Ashby advised that she was attending the meeting to hear discussions on application DM/21/02697/FPA and item 7 of the Agenda.

Mr Roger Cornwell that he was attending the meeting to hear discussions on items 5 to 8 of the Agenda and also to contribute to item 9 of the Agenda.

5. Matters arising:

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

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

(g) 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. The Committee noted that this application had now been refused. The Chair thanked Cllr G Holland for representing the Parish Council at this Committee meeting.

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 noted that this application had now been granted with conditions.

(h) 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. The Chair advised that she was still awaiting an updated arboricultural report for this application but had been assured by the Planning Development Manager that the consultation for this application would re-commence as soon as this is made available. The Committee **agreed** to await this document and **agreed** that the parking issues on the site were also yet to be addressed.

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

DM/21/03558/FPA | Two storey rear extension | 15 South Crescent Durham DH1 4NF. It was **agreed** to note this application.

DM/21/03586/FPA | Single storey rear extension | 7 Fowler Wynd Durham DH1 3EZ. It was **agreed** to note this application.

DM/21/03606/FPA | Single storey side extension | 17 Fowler Wynd Durham DH1 3EZ. It was **agreed** to note this application.

DM/21/03563/AD | 1no non-illuminated fascia sign, 1no projecting sign and 1no digital display screen | 4 High Street Durham DH1 3UJ. It was **agreed** to note this application.

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. The Committee welcomed this application but **agreed** that further information is needed around the insulation of the building. The Clerk **agreed** to draft an appropriate letter setting out those remarks.

DM/21/03723/TPO | Various tree works | 4 Almoners Barn Durham DH1 3TZ. It was **agreed** that a more up to date arboricultural report was needed with this application. The Chair **agreed** to draft a response to this application setting this out.

DM/21/03711/AD | Site hoardings for Durham History Centre | Mount Oswald Golf Club House Mount Oswald Golf Club South Road Durham DH1 3TQ. It was **agreed** to note this application.

7. Consideration of Parish Council Strategy 2022/23 – Planning Committee priorities

The Committee agreed the following priorities for the Parish Council’s Planning Committee for 2022/23:

Council priorities 2022/23	Planning Committee priorities 2022/23
1. Being a voice for the city	Representing the Parish as a consultee on planning matters
	Consulting the Parish on planning matters
2. Enhancing physical and mental wellbeing of our residents and addressing inequalities in our parish	Ensuring schemes deliver the required levels of affordable housing and adapted housing for the disabled and elderly.
	Promoting the creation and adoption of new Public Rights of Way and ensuring that they are accessible to all.
	Protecting our green infrastructure and assets within our parish boundary and ensuring that they are used to the best possible public benefit.
3. Upholding the neighbourhood plan and representing the parish on planning matters.	Upholding the development plans for the area i.e. Neighbourhood Plan and County Durham Plan.
	To maintain and develop an evidence-base to update the Neighbourhood Plan and comment on planning applications.
	Protecting our World Heritage Site, Conservation Areas and designated and non-designated heritage assets.
	Delivering a Conservation Area Management Plan
	Protecting against overdevelopment
	Delivering an enhanced planning enforcement service for the parish
4. Creating a positive environment for businesses and encouraging tourism to improve prosperity of parish	Supporting accommodation above retail units in the City centre.
	Supporting tourist attractions and transport infrastructure for the visitor economy
5. Taking action to combat climate damage	Putting green future at the heart of planning considerations

8. Consideration of DCC Local Heritage List consultation

The Clerk advised that he and a number of Councillors had attended a meeting with the DCC officers leading on the Local Heritage List consultation on 8th November 2021.

The Clerk advised that it was clear from the presentation the Parish Council received from officers that the importance of this consultation has been underestimated. With the Government pushing for further relaxations to permitted development rights, the concern is that any assets which are not included as either designated or non-designated heritage assets may be subject to changes by developers under these rights, without the need to submit a planning application. As such, DCC is very keen to get as many assets listed as possible.

The Clerk reminded Members that the County Council's Conservation Area Character Appraisal (2016) identified a number of existing NDHAs and these can be found within the Neighbourhood Plan. The Clerk advised that both these and existing listed buildings are already listed and therefore do not need to be included in submissions.

In addition, the Clerk advised that DCC has a list of over 700 assets across the 8 pilot areas which they are already proposing to be put forward for inclusion in the list.

Mr John Lowe advised that the City of Durham Trust would be keen to engage with the Parish Council on this consultation to ensure that there is no duplication of effort in submitting applications.

The Clerk advised that DCC officers have advised that they are happy to be flexible with the deadline on this consultation and therefore this matter can be put back to Full Council in November for formal sign off.

The following timetable was therefore **agreed**:

17th November - the City of Durham Trust is to provide feedback to the Parish Council on their own list, following their meeting on Tuesday 16th November.

18th November - the deadline for Parish Councillors to advise the Clerk which assets (in addition to the aforementioned existing lists) they'd like the Parish Council to include in its submission.

25th November - Full Council to sign off proposed submissions.

9. Update on proposal to add Ainsley Street to the Definitive Rights of Way Map

Mr Roger Cornwell set out the history of the path at Ainsley Street in Durham City and advised that he is pursuing an application to have Ainsley Street added to the Definitive Rights of Way Map. Roger advised that he had asked for the relevant application form from DCC officers to submit this application. The Committee agreed to support this and it was **agreed** that the Clerk and Roger should liaise on this matter.

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
(26th November 2021)**

ITEM 8: AMENDMENT: PROPOSED TRAFFIC REGULATION ORDER - DURHAM SOUTH WEST (BRIARDENE)

Durham County Council is currently consulting the Parish Council on proposed amendments to the TRO for Briardene.

Following comments received during the informal consultation from local residents with concerns regarding current issues. The following proposals have been drafted and circulated to directly affected frontages.

- Extension to the double yellow markings near no.10 Briardene to improve access and visibility, as there are reports of vehicles parking in this section forcing vehicles to pass on the wrong side of the carriageway, in a section with visibility concerns with oncoming traffic.
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- Extension to the double yellow markings on the southern side of Briardene (near no.15-20), which are to mirror the existing white keep clear markings currently on the ground.

If the Parish Council wishes to comment on any of the proposals, responses need to be submitted no later than **8th December 2021**.

