

City of Durham Parish Council

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6th December 2021

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/87170707791>
Meeting ID: 871 7070 7791

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 10th December 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 26th 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. **Discussion on proposed scheme to connect the Riverwalk and Milburngate developments** – scheme proposed by MGH CARD LLP.
6. **Matters arising:**
 - (a) **To approve the responses to the following planning application(s) and appeal(s):**

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

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/21/03682/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.

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.

(b) 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.

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

DM/21/01670/FPA | Change of use of first and second floors to create 12-bedroom facility for student accommodation with rear extension, external communal terrace, cycle parking, bin storage and associated works | Residential Accommodation 63 Crossgate Durham DH1 4PR

DM/21/02952/FPA | 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

DM/21/02034/FPA | Proposed development of 50 residential dwellings with associated infrastructure, open space and highway improvements | Land At Former Skid Pan North Of Woodward Way Aykley Heads DH1 5ZH

(d) To consider the statement from the Gilesgate Residents Association on the Bent House Lane development

7. To consider these planning applications:

To note:

DM/21/03907/TPO | Monolith / Retrench Oak Tree (T1) | Land East Of 21 Richardby Crescent Durham DH1 3TY

DM/21/03972/TPO | Various Tree Works | Allotments South Of Shaw Wood Close North End DH1 4LZ

DM/21/03955/FPA | Siting of 9 no. portacabin units on car park for temporary use as teaching spaces | Car Park South Of Durham University Higginson Building South Road Durham DH1 3LE

DM/21/04000/FPA | Replacement porch | 27 Lowes Barn Bank Nevilles Cross Durham DH1 3QL

DM/21/03989/TPO | Crown Lift to 3.5m and Removal of Deadwood to 1No Horse Chestnut and 4No Sycamore (G1) | Entrance To Garage Court Buford Court Western Hill Durham

DM/21/04045/LB | Listed Building Consent to fit soft wood planking over boarding to each external window and door, painted blue. | Mill House South Street Banks Durham DH1 3EA

To consider making representation(s):

DM/21/03043/FPA | Planning permission to seek consent for the reconfiguration of internals of building, creation of 2 No. additional flats to the third floor within the roof space; alterations to door surround to the 2 No. entrances/ fire escapes to the existing student accommodation to rear; erection of new sales unit/ management office and refuse and recycling facilities | 10 New Elvet Durham DH1 3AQ

DM/21/03044/LB | Listed Building consent for the reconfiguration of internals of building, creation of 2 No. additional flats to the third floor within the roof space;

alterations to door surround to the 2 No. entrances/ fire escapes to the existing student accommodation to rear; erection of new sales unit/ management office and refuse and recycling facilities | 10 New Elvet Durham DH1 3AQ

DM/21/03574/OUT | Demolition of existing buildings adjacent to B6532 and outline planning permission (all matters reserved except access) for a maximum of 1,550 dwellings (Use Class C3), a local Centre (use classes E and F2), public house (use class sui generis) and primary school (use class F1), associated infrastructure and landscaping | Land At Sniperley Park West Of The A167 And North And South Of The B6532 Durham

- To consider in association with ongoing Masterplan consultation.

- 8. To consider the Planning Committee's budget proposal for financial year 2022/23** – report included.
- 9. To consider the proposed scheme from Believe Housing for the Sands Flats** – documentation attached.
- 10. To discuss arrangements for considering new planning applications during the Christmas break**

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 26th November 2021

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

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 S Walker

2. To receive any declarations of interest from members

Cllr L Brown declared an interest in application DM/19/03033/FPA and took no part in the discussion on this application.

Cllr R Ormerod declared an interest in item 8 of the Agenda and took no part in the discussion on this matter.

3. To receive and approve as a correct record the minutes of the meeting on 12th November 2021

The minutes of the meeting held on 12th November 2021 were unanimously **agreed** as a true and accurate record of proceedings, subject to "Cllr R Ormerod" being amended to "Cllr G Holland" under the list of attendees.

4. To receive any public participation comments on the following agenda items.

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

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

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

5. Matters arising:

(e) 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. The Clerk advised that he and Cllr V Ashfield had met with Believe Housing (the applicant) last week on proposed works to this area. During the meeting, Believe indicated that the building is fully insulated to the highest standards and will receive further insulation from the proposed works to the building. The Committee therefore **agreed** to note this application.

(f) 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. The Committee noted that this planning application has now been granted with a condition that the railing be installed to the exit to the rear of the property.

(g) 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 Committee noted that there are no updates to this application.

DM/21/03723/TPO | Various tree works | 4 Almoners Barn Durham DH1 3TZ. It was **agreed** to note this application.

(h) 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. It was **agreed** to submit a follow up representation objecting to this appeal. The Clerk **agreed** to draft the response to this appeal.

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

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

DM/21/03802/FPA | Maintenance works to two buttresses and the removal of 1no. buttress | 173 Gilesgate Durham DH1 1QH. It was **agreed** to note this application.

DM/21/03803/LB | Maintenance works to two buttresses and the removal of 1no. buttress | 173 Gilesgate Durham DH1 1QH. It was **agreed** to note this application.

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

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. It was **agreed** to object to this

application and to call this application in to the Central and East Area County Planning Committee. The Clerk **agreed** to draft the response to this application.

DM/21/03455/FPA | Demolition of existing dwelling and construction of new dwelling. | 5 Valeside Durham DH1 4R. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee. Cllr L Brown **agreed** to draft the response to this application.

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

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. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee. It was **agreed** that Jo-Anne Garrick be asked to draft the response to this application.

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

The Chair reminded Members that the Parish Council has a particular interest in the Sniperley Park development on the basis of traffic implications for the City as well as impact on local services, such as GP services.

It was **agreed** that Committee Members should attend the drop-in events being run by DCC on this Masterplan and consider the Committee's position on this thereafter.

The Committee also noted that an outline planning application for 1,550 homes has now been submitted for this site and it was **agreed** to consider this application at the next Planning Committee meeting on 10th December.

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

The Committee welcomed these proposals and **agreed** to note this.

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
(10th December 2021)**

ITEM 8: TO CONSIDER THE PLANNING COMMITTEE'S BUDGET PROPOSAL FOR FINANCIAL YEAR 2022/23

As Members are aware, the Parish Council is required to consider and agree its budget for the forthcoming financial year 2022/23 in January 2022.

In order to assist in this process, each Committee has been tasked with considering its own budget request for 2022/23, following agreement of its priorities.

Members are reminded that the Planning Committee has agreed the following priorities 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

Resisting schemes which do not deliver net zero by 2030 and supporting those which do.

In order to deliver on these priorities as a Committee, the following budget has been proposed:

Planning Committee

Item of potential expenditure	Cost (£)
Professional support in responding to planning applications	4,000.00
Supporting the production of a Conservation Area Management Plan	10,000.00
Providing an enhanced planning enforcement service for the parish	10,000.00
TOTAL PROVISION IN 2021-22 AGAINST PRIORITIES	24,000.00

**DECISION
REQUIRED**

For Members to agree a proposed budget for the Parish Council's January Finance Committee meeting.