

# City of Durham Parish Council

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6<sup>th</sup> January 2022

## Access details for the Planning Committee:

Join Zoom Meeting  
<https://us02web.zoom.us/j/85147394438>  
Meeting ID: 851 4739 4438

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 **Wednesday 12<sup>th</sup> January 2022 at 17:00pm** 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 10<sup>th</sup> December 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. **Update 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):**
    - 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

**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

**DM/21/03052/FPA** | Change of use of circulation/amenity space to outdoor seating areas | The Riverwalk Millburngate Durham DH1 4SL

**DM/21/03443/FPA** | Replacement of 4 windows on ground floor flat with uPVC double glazed units. | 2 The Grey House Princes Street Durham DH1 4RP

**DM/21/04149/AD** | Display of illuminated signage to front elevation. | Pizza Punks 12 The Riverwalk Millburngate Durham DH1 4SL

**DM/21/04153/FPA** and **DM/21/04155/LB** | Change of use of vacant upper floors to 4 bed HMO (C4) and to install new door within shop front | 12 Elvet Bridge Durham DH1 3AA

**DM/21/04168/FPA** | Change of use of amenity space to external seating area to the front of the unit and new shop front. | Pizza Punks 12 The Riverwalk Millburngate Durham DH1 4SL

**DM/21/04094/FPA** and **DM/21/04095/LB** | Erection of sandstone wall under 1m high with wrought iron railings above (resubmission) | Leazes Cottage Leazes Place Durham DH1 1RE

**(b) To consider making representation(s):**

**DM/21/04212/FPA** | Change of use from dwelling (use class C3) to house in multiple occupation (use class C4). | 1 Diamond Terrace Durham DH1 5SX.

- 7. To consider the proposed response to the Sniperley Master Plan and Durham City Framework consultation.**
- 8. To consider any outstanding matters arising from the agreed delegated protocol over the Christmas period.**

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 10<sup>th</sup> December 2021

**Present:** Cllr L Brown (in the Chair), Cllr G Holland and Cllr C Lattin.

**Also present:** A Shanley (Parish Clerk), Mr John Lowe, Mr Barry Gower, Mr John Pacey, Mr Roger Cornwell and Cllr E Ashby (members of the public) and Mr Stephen Reed and Andrew Inch (Durham County Council).

### 1. Welcome and apologies

Apologies were received from Cllrs V Ashfield, R Ormerod and S Walker.

### 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 26<sup>th</sup> November 2021

The minutes of the meeting held on 26<sup>th</sup> November 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 application DM/21/03682/FPA.

Mr Barry Gower advised that he was attending the meeting to hear discussions on item 5 of the Agenda.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on items 5 and 7 of the Agenda.

Cllr E Ashby advised that she was attending the meeting to hear discussions on applications DM/21/02034/FPA, DM/21/02697/FPA, DM/21/03955/FPA and DM/21/03574/OUT.

Mr John Pacey advised that he was attending the meeting to hear discussions on application DM/21/03574/OUT.

### 5. Discussion on proposed scheme to connect the Riverwalk and Milburngate developments

The Chair welcomed Mr Stephen Reed and Mr Andrew Inch to the meeting who were attending to discuss the proposed connection scheme between Riverwalk and Milburngate.

The Clerk reminded all present that the Parish Council had submitted an objection to the MGH CARD LLP Section 106 application for use of £45,000 towards an underpass connection between the Riverwalk and Milburngate sites. The Clerk advised that the Council had significant concerns about the lack of disabled access for the scheme as well as the health and safety implications of the scheme.

Members again highlighted these concerns, along with concerns about how clean and tidy the area will be kept.

Mr Barry Gower, on behalf of the Durham Access for All Group, highlighted his particular concerns about the lack of disabled access for the scheme and expressed his objection to public funds being used to maintain such a scheme.

Mr Stephen Reed advised that a connection between the two sites had always been proposed and there were no concerns highlighted about this at planning application stage.

Mr Stephen Reed also advised that the consultation for use of Section 106 funds was an error and this ought not to have gone out to consultation given that these funds have been specifically earmarked for this scheme.

The Clerk asked if the public might be given the opportunity to give its view formally on this scheme through the planning system. Mr Stephen Reed advised that this would be dealt with under a Discharge of Planning Condition application which are not put out to public consultation in the same way other applications are.

Mr Roger Cornwell asked whether in fact the condition had adequately been discharged given the clear inadequacies which have been highlighted regarding the proposed scheme.

Cllr C Lattin asked for more detail about how the connection will be managed.

Cllr G Holland advised that he felt that there had been a lack of transparency with this proposal.

Mr Stephen Reed advised that he would discuss the concerns highlighted at the meeting with MGH CARD LLP and provide a written response to the Parish Council on this matter.

The Chair thanked Stephen and Andrew for attending the meeting. At this point, Stephen and Andrew left the meeting.

## **6. Matters arising:**

### **(c) 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. The Committee **approved** the response to this appeal.

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

**DM/21/03455/FPA** | Demolition of existing dwelling and construction of new dwelling. | 5 Valeside Durham DH1 4R. The Committee **approved** the response to 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. The Committee **approved** the response to this application.

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

**(d) 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.

**(e) 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. It was **agreed** to maintain an objection to this application. Cllr L Brown **agreed** to draft the follow up response to this amended application.

**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. It was **agreed** to maintain an objection to this application. The Clerk **agreed** to draft the follow up response to this amended application.

**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. It was **agreed** to maintain an objection to this application. The Clerk **agreed** to draft the follow up response to this amended application.

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

Members considered the correspondence from the Chair of the Gilesgate Residents Association and welcomed the fact that representations were being put forward to Banks on the Bent House Lane development.

Members supported the content of these representations and **agreed** to wish the Association well in their ongoing discussions with Banks, in the hope of a satisfactory outcome in relation to this important 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. It was **agreed** to note this application.

**DM/21/03972/TPO** | Various Tree Works | Allotments South Of Shaw Wood Close North End DH1 4LZ. It was **agreed** to note this application.

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

**DM/21/04000/FPA** | Replacement porch | 27 Lowes Barn Bank Nevilles Cross Durham DH1 3QL. It was **agreed** to note this application.

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

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

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

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

**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. It was **agreed** to object to this application and to request that this be withdrawn in view of the Masterplan consultation into the development of this site being ongoing and, as yet, incomplete.

**8. To consider the Planning Committee’s budget proposal for financial year 2022/23**

Members **agreed** the following expenditure for 2022-23, subject to amendments from the Parish Council’s Finance Committee:

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

**9. To consider the proposed scheme from Believe Housing for the Sands Flats**

Members **agreed** to support and commend the proposed scheme from Believe Housing for the Sands flats and, in particular, welcomed the introduction of disabled parking to this area, in light of ongoing difficulties with disabled parking for the residents of this site.

**10. To discuss arrangements for considering new planning applications during the Christmas break**

Members **agreed** to revert to the usual delegated procedures during the Christmas break whereby the Chair and Clerk of the Planning Committee will circulate details of any and all new planning applications within the parish and a position on each application be taken in writing, to be ratified at the next formal meeting of the Planning Committee.

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  
(12<sup>th</sup> January 2022)**