

# City of Durham Parish Council

Office 3 D4.01d Clayport Library  
8 Millennium Place  
Durham  
DH1 1WA  
Telephone 07510 074875  
Email: [parishclerk@cityofdurham-pc.gov.uk](mailto:parishclerk@cityofdurham-pc.gov.uk)

24<sup>th</sup> January 2022

## Access details for the Planning Committee:

Join Zoom Meeting  
<https://us02web.zoom.us/j/88128700948>  
Meeting ID: 881 2870 0948

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 28<sup>th</sup> January 2022 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 12<sup>th</sup> January 2022**
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. **Discussion with Lewis Stokes, Community Relations Manager at the Banks group on the Mount Oswald development.**
6. **Discussion with Craig Wilson, Destination Projects Manager at Visit County Durham on proposals for the Northern Saints Trail.**
7. **Matters arising:**
  - (a) **To approve the responses to the following planning application(s) and appeal(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.
  - (b) **To consider the recent decisions on 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 of 2no small HMO units for student accommodation with rear extension, cycle parking, bin storage and associated works | Residential Accommodation 63 Crossgate Durham DH1 4PR

**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

**DM/20/02394/FPA** | Change of use from two bed dwelling (C3) to five bed roomed HMO (C4) including single and two storey rear extensions | 19 Mistletoe Street Durham DH1 4EP

**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

**8. To consider the latest updates on the following planning application(s):**

Amendments to 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.

**DM/21/01611/FPA** | Demolition of Existing Bingo Hall and erection of 1no. part 3 storey, 4 Storey Purpose Built Student Accommodation with associated parking and servicing facilities | Apollo Bingo Front Street New Durham Durham DH1 2EP

**9. To consider the following new planning applications:**

**a) To note:**

DM/21/03620/FPA | Chimney pots removed, capped off and ventilation provided by air bricks (retrospective) | 5 Palatine View Durham DH1 4QQ

DM/21/03995/LB | Listed Building Consent for proposed upgraded Wi-Fi works | University College Durham Castle Palace Green Durham DH1 3RW

DM/21/04267/FPA | Single-Storey Rear Extension | 17 Gilesgate Durham DH1 1QW

DM/21/03939/FPA | Proposed detached single storey garage | Low Burn Hall Cottage Darlington Road Durham DH1 3ST

DM/22/00041/FPA | Addition of 3 new windows to rear elevation, new stairwell to the rear basement level and a conservation roof light to front elevation (use class C3). | 8 Ravensworth Terrace Durham DH1 1QP

**b) To make representations:**

DM/21/04160/FPA | Subdivide property into two C3 dwellings creating a studio flat within the basement including internal and external alterations | 7 Cross View Terrace Durham DH1 4JY

DM/21/04214/FPA | Two storey extensions to rear and internal alterations | 2 The Avenue Durham DH1 4ED

DM/21/04311/FPA | Demolition of 6no. existing industrial units and erection of 4no. commercial units (Use Class B2), with associated parking, landscaping and boundary enclosures. | Blagdon Depot Frankland Lane Durham DH1 5TA

DM/22/00042/FPA | Construction of roof balcony and first floor bay window to front and installation of first floor balcony and French doors to rear (resubmission of DM/21/01877/FPA) | 48 Highgate Durham DH1 4GA

DM/22/00052/FPA | Proposed solar panel installation on roof of leisure centre | Freemans Quay Leisure Centre Freemans Place Durham DH1 1SQ

DM/21/03117/FPA | Partial change of use from E(a) (retail) to E(b) (restaurant) and new shop fronts | 9 The Riverwalk Millburngate Durham DH1 4SL

DM/22/00086/FPA | Demolition of existing single storey utility room, garage and car port. Construction of first floor extension to west elevation, two storey extension to east elevation and single storey rear extension to south elevation. | Ansford Potters Bank Durham DH1 3RR

DM/22/00139/FPA | Proposed 4 Bed HMO with accompanying communal living area and kitchen in existing loft spaces. A dormer link will be formed to connect the two loft spaces. | The Beauty Spot Saddlers Yard Saddler Street Durham DH1 3NP

**10. To consider the proposed Park and Ride TRO Amendment - Overnight Motorhome Parking**

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 17:00pm on Wednesday 12<sup>th</sup> January 2022

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

**Also present:** A Shanley (Parish Clerk), Mr John Lowe, Mr John Ashby, Mr John Pacey, Mr Roger Cornwell, Cllr E Ashby and Cllr H Weston (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 10<sup>th</sup> December 2021

The minutes of the meeting held on 10<sup>th</sup> December 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 6b and 7 of the Agenda.

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

Mr John Pacey advised that he was attending the meeting to hear discussions on item 7 of the Agenda.

Cllr E Ashby advised that she was attending the meeting to hear discussions on items 5, 6 and 7 of the Agenda.

Cllr H Weston highlighted concerns from one of her residents in relation to the application DM/21/01670/FPA. Cllr H Weston advised that she had spoken with the resident and he has expressed gratitude to the Parish Council for such a comprehensive response to this application.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on items 5, 6 and 7 of the Agenda. Mr Roger Cornwell also highlighted that the following planning applications which have remained undetermined in the parish for over 2 years:

- 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

Ref. No: DM/19/03033/FPA | Received: Mon 23 Sep 2019 | Validated: Tue 24 Sep 2019 | Status: Pending Consideration

- Demolition of former baths & construction of new Business School with associated infrastructure, refurbishment/alterations to Vennel Cottage as cafe (A3 Use), conversion of 42, 50 & 51 Old Elvet to 3no. dwellings (C3 Use) and refurbishment of 47-49 Old Elvet as start-up business incubator associated with Business School & Durham University (D1 Use)


Former Swimming Baths And Nos 42, 47-49, 50 And 51 Old Elvet, Elvet Waterside Durham, DH1 3DA

Ref. No: DM/19/02553/FPA | Received: Tue 06 Aug 2019 | Validated: Wed 07 Aug 2019 | Status: Pending Consideration

- Internal & external alterations to 42, 50 & 51 Old Elvet associated with conversion to 3no dwellings & to 47-49 Old Elvet associated with conversion to start-up business incubator


42, 47-49, 50 & 51 Old Elvet Elvet Waterside Durham

Ref. No: DM/19/02554/LB | Received: Tue 06 Aug 2019 | Validated: Wed 07 Aug 2019 | Status: Pending Consideration

- Demolition of existing dwelling, and construction of 2no. detached new dwellings with associated access, parking and landscaping. (Revised plans and amended description) 

Tower Cottage The Avenue Durham DH1 4EB

Ref. No: DM/19/02504/FPA | Received: Mon 05 Aug 2019 | Validated: Mon 05 Aug 2019 | Status: Pending Consideration

- Erection of a Two-Storey 8 No Bedroom Extension and Single-Storey Extension Link (Resubmission 4/12/00444/FPA) 

Farnley Tower Hotel The Avenue Durham DH1 4DX

Ref. No: DM/18/02983/FPA | Received: Mon 01 Oct 2018 | Validated: Tue 09 Oct 2018 | Status: Pending Consideration

DM/20/02394/FPA | Change of use from two bed dwelling (C3) to five bedroomed HMO (C4) including single and two storey rear extensions | 19 Mistletoe Street Durham DH1 4EP which was validated on 26 August 2020 (less than 2 years but still no activity).

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

Members expressed their unhappiness that the Discharge of Condition applications (DM/21/00154/VOC - condition 8 and DM/18/00894/FPA - condition 11) in relation to the MHG CARD LLP scheme to connect Riverwalk and Milburngate via an underpass have been granted in spite of ongoing concerns about safety and disabled access. Cllr L Brown advised that she had attended a meeting of the Durham Access for All Group today, where the Group had expressed similar dissatisfaction at this decision.

Members **agreed** that a joint press release between the Parish Council and the Durham Access for All Group should be sent out expressing unhappiness at this decision.

## **6. Matters arising:**

- (c) **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. Members **approved** the response to this 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. Members **approved** the response to this application. In doing so, Members noted that this application has now been granted in spite of the Parish Council's concerns regarding waste management.

**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. Members **approved** the response to 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. Members **approved** the response to this application.

**DM/21/03052/FPA** | Change of use of circulation/amenity space to outdoor seating areas | The Riverwalk Millburngate Durham DH1 4SL. Members **approved** the response to this application.

**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. Members **approved** the response to this application.

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

**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. Members **approved** the response to this application.

**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. Members **approved** the response to this application.

**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. Members **approved** the response to this application.

**(d) 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. It was **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee for determination, should officers be minded to approve this application. The Clerk **agreed** to draft the response to this application.

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

**DM/21/03455/FPA** | Demolition of existing dwelling and construction of new dwelling. | 5 Valeside Durham DH1 4RF. Cllr G Holland highlighted that a new Design and Access Statement has been submitted with this application. The Clerk reminded Members that the Parish Council has previously objected to this application and also

called this in for consideration at DCC on the grounds that it adversely impacts views to and from the World Heritage Site as well as adversely impacting on the Conservation Area. It was **agreed** that the Design and Access Statement should be reviewed and the Chair asked that Members circulate their views on this via e-mail.

**7. To consider the proposed response to the Sniperley masterplan and Durham City Framework consultation**

Members **approved** the draft responses to both the Sniperley Master Plan and Durham City Framework consultation and thanked the Clerk for drafting this on behalf of the Parish Council.

Mr John Pacey took the opportunity to thank the Parish Council for their comprehensive response to the Sniperley masterplan, particularly welcoming the Parish Council's support in requesting that a School Transport Management Plan be commissioned for this development. Mr John Pacey advised that the Western Relief Road Action Group (WRRAG) is also calling for.

**8. To consider any outstanding matters arising from the agreed delegated protocol over the Christmas period**

The Committee considered all live applications yet to be assessed by the Committee from the Christmas holidays and **agreed** that none of these applications required a call-in request.

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