

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

21st February 2022

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/81396199858>
Meeting ID: 813 9619 9858

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 25th February 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 11th February 2022**
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. **Update on the production of a Conservation Area Management Plan**
6. **Matters arising:**
 - (a) **To approve the responses to the following planning application(s) and appeal(s):**

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/22/00139/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
 - (b) **To consider the amendments to the following planning application(s):**

DM/21/01789/FPA | Construction of 12 townhouse dwellings with associated works. | Land At St Johns Road Nevilles Cross

(c) To consider the outcome of the following planning application(s) and appeal(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

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

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

7. To consider the following new planning applications:

a) To note:

DM/21/02984/FPA | Construction of 2 no. rear dormer windows | Low Burn Hall Farm Darlington Road Durham DH1 3ST

DM/22/00339/FPA | Single storey front and two storey side extension | 20 Redhills Lane Crossgate Moor Durham DH1 4AJ

DM/22/00379/LB | The proposed works involve the installation of 1x 432mm diameter, non-illuminated blue plaque to the entrance of the Indoor Market Hall. | Durham Markets Company Indoor Market Market Place Durham DH1 3NJ

DM/22/00382/LB | The proposed works involve the installation of 1x 432mm diameter, non-illuminated blue plaque to the facade of 142 Gilesgate. | 142 Gilesgate Durham DH1 1QQ

DM/22/00157/LB | Remedial works to front elevation to replace 2no stone lintels, remove iron cramps, replace fixings, reinstate jamb stones, indent repairs and re-pointing | Durham Cathedral The College Durham DH1 3EH

b) To make representations:

DM/21/04262/FPA | 12 no. dwellings and alterations to existing access road | Mount Oswald Golf Club South Road Durham DH1 3TQ

DM/22/00369/FPA | Change of use from C3 to C4 | 24 Nevilledale Terrace Durham DH1 4QG

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 11th February 2022

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

Also present: A Shanley (Parish Clerk), Mr John Lowe, Mr John Ashby and Mr Roger Cornwell

1. Welcome and apologies

Apologies were received from Cllr R Ormerod.

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 28th January 2022

The minutes of the meeting held on 28th January 2022 were unanimously **agreed** as a true and accurate record of proceedings.

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

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

Mr John Ashby 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. Update on the production of a Conservation Area Management Plan

The Clerk advised that, following on from the January Full Council meeting at which, during the discussion on the budget for 2022-23, Members approved a fund of £10,000 towards the production of Conservation Area Management Plan, he had met with the Conservation Officers at DCC leading on this work on 3rd February.

The Clerk reminded Members that this funding was proposed to the Parish Council by DCC who wish to partner with the Parish Council on this work. It was originally proposed that DCC would fund this work by £20,000 and the hope was that Historic England would fund the remaining £10,000.

The Clerk advised that Historic England's Regional Director has sadly decided against allocating any funding towards this work. This was very disappointing but the Parish Council understands that funding is very tight at present. The good news however is that DCC is going to fund HE's share of the original proposed fund to deliver this work.

The Clerk advised that DCC has asked the Parish Council for a formal undertaking that we are committed to the £10,000 funding over 12 months beginning from 1st April 2022.

The intention is to recruit an expert in this field and that person will work internally within DCC and their sole responsibility will be to see this through from start to finish. Conservation Officers are checking with HR to see if the Parish Council can be involved in the interview/ recruitment process for this individual.

The person's direct line management will be David Sparkes (DCC) but the Parish Council will receive regular reports and updates on the work.

The Clerk advised that DCC is aiming to produce a document to go out to public consultation at the end of 2022, with the intention of moving to adoption by the end of March 2023. DCC is yet to decide if this ought to be an SPD to the County Durham Plan or simply adopted as guidance.

A scoping document will be produced and this will include a review of the Durham City Conservation Area boundary.

The Clerk advised that he had asked how this would impact on the Neighbourhood Plan and Officers advised that they would be working with Stuart Carter on this as there may likely need to be a review of certain Neighbourhood Plan policies (and indeed those of the County Durham Plan), certainly for example if the boundary of the Conservation Area were to change, so too would the maps within each Plan.

In terms of the Committee to oversee this from the Parish Council, the Clerk advised that it seems appropriate that this be the Planning Committee.

The Clerk advised that a full report on this will be coming to the March Full Council meeting.

The Chair asked, if there were to be any amendments to the Neighbourhood Plan, who would fund this. The Clerk advised that he would need to check on this. The issue of funding was highlighted as an extremely pertinent one, given that the current Locality grant fund is due to come to an end at the end of March 2022, with no news yet from the Department for Levelling Up as to what replacement funding arrangements are to be put in place.

6. Matters arising:

(d) To approve the responses to the following planning application(s) and appeal(s):

DM/21/03620/FPA | Chimney pots removed, capped off and ventilation provided by air bricks (retrospective) | 5 Palatine View Durham DH1 4QQ. Members **approved** the response to this application.

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

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. The Clerk advised that he and Cllr R Ormerod had met with the developers and their agent as agreed and it is clear that the retention of the existing Rocking Horse

building would be extremely difficult in its current form for a variety of reasons. It was **agreed** that the present version of the letter from Jo-Anne Garrick be re-drafted and the Committee **agreed** to submit a representation on this application, expressing its full support to help locate an alternative location for the business if needed.

DM/22/00052/FPA | Proposed solar panel installation on roof of leisure centre | Freemans Quay Leisure Centre Freemans Place Durham DH1 1SQ. Members **approved** the response to this application.

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

(e) To consider the outcome of the following planning application(s) and appeal(s):

DM/21/03052/FPA | Change of use of circulation/amenity space to outdoor seating areas | The Riverwalk Millburngate Durham DH1 4SL. Members noted that this application had been granted in spite of the Parish Council's objections. Both the Police and Environmental Health had not objected, though the Environmental Health team had introduced restrictions on outside usage for some of the premises, given their close proximity to sensitive noise receptors.

DM/21/00101/FPA | Proposed Extension and Conversion to 2No Apartments | 9 Station Lane Gilesgate Durham DH1 1LJ. The Committee welcomed that this application had been refused as the Parish Council had requested it to be.

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. The Committee welcomed that this application had been refused as the Parish Council had requested it to be.

(f) 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. The Committee noted the change of materials proposed for this development and the representation from the Design and Conservation Officer and **agreed** to withdraw its objection and call-in request on this basis.

7. To consider the following new planning applications:

c) To note:

DM/21/04074/FPA | Local exhaust ventilation upgrade works comprising replacement of existing and additional plant and equipment | Durham University Science Site South Road Durham DH1 3LE. It was **agreed** to note this application.

DM/22/00068/FPA | Demolition of conservatory and erection of a two storey extension to side and single storey extension to rear, reposition windows and reclad in shingle. | 10 Wearside Drive Durham DH1 1LE. It was **agreed** to note this application.

DM/22/00181/LB | Replacement and Re-routing of Rainwater Pipe and Installation of Cast Iron Pavement Channel | 69 Claypath Durham DH1 1QT. It was **agreed** to note this application.

d) To make representations:

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. It was **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee should officers be minded to approve this application. Cllr L Brown **agreed** to draft the response to this application.

DM/22/00123/FPA | Change of use from dwellinghouse (Use class C3) to small HMO (Use class C4) | 24 Churchill Avenue Gilesgate Durham DH1 1PX. It was **agreed** to note this application, given that it is located outside the parish area. Cllr C Lattin advised that Gilesgate Residents Association would be objecting to the application.

8. Update on Parish Council planning applications for two blue plaques –

The Clerk advised that the Listed Building consent applications from the Parish Council for the blue plaques to Durham Market Hall and 142 Gilesgate were now live.

The Chair reminded all Members to declare an interest in each application at the next Planning Committee meeting.

There being no further business, the Chair thanked all attendees for their attendance and contributions and closed the meeting.

Signed,

**Chair of the City of Durham Parish Council
(25th February 2022)**