

# City of Durham Parish Council

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7<sup>th</sup> March 2022

## Access details for the Planning Committee:

Join Zoom Meeting  
<https://us02web.zoom.us/j/89607569577>  
Meeting ID: 896 0756 9577

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 11<sup>th</sup> March 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 25<sup>th</sup> February 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. **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/21/01789/FPA** | Construction of 12 townhouse dwellings with associated works. | Land At St Johns Road Nevilles Cross.

**DM/21/00431/FPA** | Construction of rooftop extension. | Diocesan Board Of Education Carter House Pelaw Leazes Lane Durham DH1 1TB.

**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.
  - (b) **To consider the amendments to the following planning application(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

**(c) To consider the outcome of 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

**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/19/02199/FPA** | Erection of part two storey, part single storey extension to rear to form 1no. self-contained 5-bed house in multiple occupation (C4) to 1st and 2nd Floor and additional retail office, storage and welfare facilities to ground floor. | 21 Market Place Durham DH1 3NJ

**DM/19/02200/LB** | Erection of part two storey, part single storey extension to rear to form 1no. self-contained 5-bed house in multiple occupation (C4) to 1st and 2nd Floor and additional retail office, storage and welfare facilities to ground floor. Erection of a single storey rear extension to existing Card Factory premises, to form new stockroom, office, and welfare facilities. | 21 Market Place Durham DH1 3NJ

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

**a) To note:**

**DM/22/00459/FPA** | Single storey front extension in addition to previously approved side and front extensions. | 102 Hastings Avenue Durham DH1 3QQ

**DM/22/00487/TPO** | Various Tree Works | 41 Albert Street Durham DH1 4RJ

**DM/22/00507/FPA** | Replace flat roof over side extension with hipped roof and new single storey rear extension | Harcourt 10 Quarryheads Lane Durham DH1 3DY

**DM/22/00557/FPA** | Proposed alterations to existing telecommunications installation on rooftop | Telecommunications Mast Vane Tempest Hall Maynards Row Gilesgate DH1 1QF

**DM/22/00597/TPO** | Felling (as close to current Ground Level as practical) and Removal of 1No Conifer Tree | 3 Fieldhouse Lane Durham DH1 4LT

**b) To make representations:**

**DM/22/00468/FPA** | Installation of new shop front and change of use of open space at front to an external seating area (extension to The Food Pit). | 20 The Riverwalk Millburngate Durham DH1 4SL

**DM/22/00406/AD** | Display of fascia and projecting signs to front elevation and signage to external seating enclosures. | 20 The Riverwalk Millburngate Durham DH1 4SL

**DM/22/00155/FPA** | Change of use from (E) to a hot food take away (Sui Generis) | 26 The Riverwalk Millburngate Durham DH1 4SL

**DM/22/00625/FPA** | Conversion of first floor apartment into 3 x 2 bed apartments. | The Cathedrals Court Lane Durham DH1 3JS

**8. To consider the following Traffic Regulation Orders:**

- Durham North West Traffic Regulation Order (Amendment) 2022
- Durham City South West Parking and Waiting Restrictions Amendment Order No.1 2022

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 25<sup>th</sup> February 2022

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

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

### 1. Welcome and apologies

Apologies were received from Cllr V Ashfield and Cllr R Ormerod

### 2. To receive any declarations of interest from members

All members declared an interest in applications DM/22/00379/LB and DM/22/00382/LB and noted these applications.

Cllr L Brown declared an interest in application DM/21/01789/FPA and took no part in the discussions on this application. Cllr G Holland was selected to assume the chair for that point in the meeting.

### 3. To receive and approve as a correct record the minutes of the meeting on 11<sup>th</sup> February 2022

The minutes of the meeting held on 11<sup>th</sup> February 2022 were unanimously **agreed** as a true and accurate record of proceedings.

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

Cllr Esther Ashby advised that she was attending the meeting with a general interest in the agenda.

Mr John Ashby advised that he was attending the meeting with a general interest in the agenda.

Mr Roger Cornwell advised that he was attending the meeting with a general interest in the agenda.

### 5. Update on the production of a Conservation Area Management Plan

The Clerk advised that he is due to hear back from DCC on the recruitment of a new Conservation Officer whose sole responsibility it will be to deliver the Management Plan within a 12 month timeframe.

The Clerk advised that he hoped that the Parish Council may be involved in the recruitment process for this new dedicated Officer. He advised that, whilst the new officer's daily line management would be a senior officer within the County Council, DCC officers have assured the Clerk that regular reporting to the Parish Council will be taking place throughout the year.

The Clerk advised that he is awaiting a response to his query about funding any amendments required to the Neighbourhood 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. The Committee **approved** the response to this application.

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

**(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. The Committee **agreed** to maintain its objection and the Clerk **agreed** to draft the response to the amended application.

**DM/21/00431/FPA** | Construction of rooftop extension. | Diocesan Board Of Education Carter House Pelaw Leazes Lane Durham DH1 1TB. The Committee **agreed** to maintain its objection and the Clerk **agreed** to draft the response to the amended application.

**(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. The Committee noted that the appeal against the refusal of this application had been successful.

**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). The Committee expressed its concerns at the granting of these applications, in spite of the Parish Council's objection and the history of this type of development in this location.

**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. The Committee also expressed its concerns at the granting of this application and **agreed** that the Parish Council's Licensing Committee should monitor this application site for future applications/ issues.

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

**c) To note:**

**DM/21/02984/FPA** | Construction of 2 no. rear dormer windows | Low Burn Hall Farm Darlington Road Durham DH1 3ST. It was **agreed** to note this application.

**DM/22/00339/FPA** | Single storey front and two storey side extension | 20 Redhills Lane Crossgate Moor Durham DH1 4AJ. It was **agreed** to note this application.

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

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

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

**d) 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. The Committee **agreed** to object to this application. The Clerk and Cllr G Holland **agreed** to draft the objection letter to this application.

**DM/22/00369/FPA** | Change of use from C3 to C4 | 24 Nevilledale Terrace Durham DH1 4QG. The Committee **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee should the officer(s) be minded to approve this application. The Clerk **agreed** to draft the objection letter to this application.

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  
(11<sup>th</sup> March 2022)**

## **ITEM 8: DURHAM NORTH WEST TRAFFIC REGULATION ORDER (AMENDMENT) 2022**

The Parish Council is being consulted on proposed parking restrictions as part of the Durham North West Traffic Regulation Order (Amendment) 2022. The proposals are as follows:

### **Walkergate, Freeman's Place**

- To introduce 'no waiting and no loading at any time' restrictions (double yellow lines and kerb ticks) to address issues with obstructive parking and access.
- To introduce a 'loading only bay' to provide a space for deliveries to aid businesses in the area.

This area is not a part of the adopted highway; however the request came from the land owner and Durham County Council have been granted permission to propose, maintain and enforce the restrictions following successful consultation.

### **The Sands MSCP, Freeman's Place**

- To introduce 'no waiting and no loading at any time' restrictions (double yellow lines and kerb ticks) on the access road to The Sands multi-storey car park to allow for unobstructed access to and from the car park at all times.

A copy of the map highlighting these plans is attached to this Agenda.

All comments must be received by no later than 25th March 2022.

## **ITEM 8 (CONTINUED): DURHAM CITY SOUTH WEST PARKING AND WAITING RESTRICTIONS AMENDMENT ORDER NO.1 2022**

The Parish Council is being consulted on proposals by DCC to make an Order under Sections 1, 2, 4, 32 & 35 and Part IV of Sch. 9 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to:

To Introduce No Waiting at Any Time restrictions on:-

- a. on all sides of the turning head within Geoffrey Avenue for 62 metres in total from a point adjacent to No. 34 Geoffrey Avenue
- b. on all sides of the southern-most turning head within Briardene for 51 metres in total from a point adjacent to No. 18 Briardene
- c. on the western side of Briardene for 4 metres extending south from No. 10 Briardene to existing restrictions
- d. on all sides of the northern-most turning head within Briardene for 40 metres in total from a point adjacent to No. 3 Briardene
- e. on the southern side of Faraday Court extending west for 39 metres from a point adjacent to No. 10 Faraday Court
- f. on the eastern side of Faraday Court extending north for 19 metres from a point adjacent to No. 27 Faraday Court
- g. on the western side of Faraday Court for 10 metres extending from existing restrictions on the junction of Clay Lane into Faraday Court.

To Introduce No Waiting At any time and No Loading at any time restrictions on: -

on the northwest side of the junction from North Road into Sutton Street for 24 metres extending northeast from a point adjacent to No. 41 North Road.

To Introduce 'No stopping Monday-Friday, 8am-6pm on entrance markings Restrictions on:-

- a. on the eastern side of the A177, South Road for 26 metres extending south from a point adjacent to No. 17 Cedar Drive
- b. on the eastern side of the A177, South Road for 51 metres extending south from a point opposite the junction of South Road into St Oswald's Drive.

To Introduce Limited Waiting Bays Monday-Saturday, 8am-6pm 3 hours

No return within 4 hours:- On the eastern side of Cross View Terrace extending south for 33 metres from a point adjacent to Neville's Cross Hotel.

To Introduce Electric Vehicle (Fast) Charging Only Bays Monday to Saturday, 4 hours no return within 4 hours on:- on the eastern side of Cross View Terrace extending south for 5 metres from a point adjacent to 'Northeast Motorcycles'.

To Introduce Electric Vehicle (Rapid) Charging only Bay Monday-Saturday, 8am-6pm, 3 hours no return within 4 hours on:- on the eastern side of Cross View Terrace extending south for 4 metres from a point adjacent to 'Northeast Motorcycles'. To Introduce Permit holders (Zone K) or Pay and Display, Monday-Saturday, 8am-6pm on: on the northern side of Sutton Street extending southwest for 18 metres from a point adjacent to No. 41 North Road.

A copy of the draft Order & supporting documents are attached with this Agenda.

All comments must be submitted by 24 March 2022.