

City of Durham Parish Council

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21st March 2022

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/82733503745>
Meeting ID: 827 3350 3745

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 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 11th March 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. **Addressing parking issues in Durham City** – discussion following Briardene TRO.
6. **Matters arising:**
 - (a) **To approve the responses to the following planning application(s) and appeal(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

DM/22/00155/FPA | Change of use from (E) to a hot food take away (Sui Generis) | 26 The Riverwalk Millburngate Durham DH1 4SL
 - (b) **To consider the amendments to the following planning application(s):**

DM/21/01876/FPA | Demolition of existing house and construction of replacement house on same footprint | Sidegate House Sidegate Durham DH1 5SY

7. To consider the following new planning applications:

a) To note:

DM/22/00452/FPA | Refurbishment of area known as Boathouse Yard to include re-paving, upgraded lighting and seating, and other associated works | The Boathouse Yard Elvet Bridge Durham DH1 3AF

DM/22/00492/FPA | Re-roofing, re-pointing, application of render, installation of downpipe, internal alterations and general repair works | 42 Old Elvet Durham DH1 3JF

DM/22/00493/LB | Listed Building Consent for internal alterations, Re-roofing, re-pointing, application of render, installation of downpipe and general repair works | 42 Old Elvet Durham DH1 3JF

DM/22/00687/FPA | Single storey extension to front, side and rear and first floor front extension | 12 Ferens Park Durham DH1 1NU

DM/22/00714/TPO | Silver Birch (T1) - remove one side branch to reduce shading | 1 Larches Road Durham DH1 4NL

DM/22/00711/FPA | Erection of porch (retrospective) | 16 Laburnum Avenue Durham DH1 4HA

DM/22/00797/AD | Proposed 1no. Externally Illuminated Fascia Sign & 1no. Externally Illuminated Hanging Sign. | Unit 2 1 - 4 North Road Durham DH1 4SH

DM/22/00750/FPA | Enlarged Front Porch, Front Bay window, Single-Storey Side Extension, Two-Storey Rear Extension with Balcony and Rendered Finish plus Changes to Fenestration | 20 North End Durham DH1 4NJ

b) To make representations:

DM/22/00462/FPA | Change of use of part ground floor and part first floor of No. 90 to small HMO (Use Class C4) and two storey extension to No. 89 to create workshop at ground floor and kitchen at first floor which would result in an extension to an existing HMO. Insertion of 2no. rooflights to extension at first floor and change of use of land to rear to additional curtilage. | 89 - 90 Claypath Durham DH1 1RG

DM/22/00579/FPA | Single storey rear extension, outbuilding to front and refurbish and repair timber windows | 3 Victoria Terrace Durham DH1 4RW

DM/22/00664/FPA | Change of use from a dwellinghouse (Use Class C3) to a flexible use as either a dwellinghouse (Use Class C3) or a House in Multiple Occupation (HMO) (Use Class C4). | Cross View House Cross View Lane Nevilles Cross Durham DH1 4PJ

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 March 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), Cllr Esther Ashby, Mr John Lowe 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 25th February 2022

The minutes of the meeting held on 25th 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 items.

Mr John Lowe advised that he was attending the meeting with a general interest in the Agenda items.

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

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

The Clerk advised that he had had a productive meeting with Bryan Harris, Senior Conservation Officer at DCC regarding the proposal to produce a Conservation Area Management Plan for the City.

The Clerk advised that a full report would be coming to the March Full Council meeting for Members to consider.

The Clerk advised that it was still unclear what the grant funding arrangements from Locality would be for amendments to the Neighbourhood Plan (if applicable) after the end of March 2022. The Clerk advised that he had received an initial view that, should there be a need for any major amendments to the Neighbourhood Plan, the costs for making these amendments would usually fall on the Parish Council to cover.

Members agreed to support this proposal and await a follow-up report to Full Council on this Plan.

6. Matters arising:

- (c) **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. The Committee **approved** the response to this application.

DM/21/00431/FPA | Construction of rooftop extension. | Diocesan Board Of Education Carter House Pelaw Leazes Lane Durham DH1 1TB. The Committee **approved** the response to this application.

DM/21/04262/FPA | 12 no. dwellings and alterations to existing access road | Mount Oswald Golf Club South Road Durham DH1 3TQ. The Committee **approved** the response to this application. In approving this response, Members also **agreed** that the Chair should seek a meeting with the Banks Group about this application and try to convince Banks to amend their scheme so that carbon neutrality is a key part of the scheme. The Chair **agreed** to keep Members posted on the outcome of such a meeting.

DM/22/00369/FPA | Change of use from C3 to C4 | 24 Nevilledale Terrace Durham DH1 4QG. The Committee **approved** the response to this application.

(d) 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. It was **agreed** to maintain the Parish Council's objection to this application. The Clerk **agreed** to draft the response to this application.

(e) 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. Members **noted** that this application had been refused as requested.

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. Members **noted** that this application had been granted at Committee, in spite of the strong objection from the Parish Council and others.

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. Members **noted** that this appeal had been granted by the Planning Inspectorate.

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. Members **noted** that this appeal had been granted by the Planning Inspectorate.

7. To consider the following new planning applications:

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

DM/22/00487/TPO | Various Tree Works | 41 Albert Street Durham DH1 4RJ. It was **agreed** to note this application.

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

DM/22/00557/FPA | Proposed alterations to existing telecommunications installation on rooftop | Telecommunications Mast Vane Tempest Hall Maynards Row Gilesgate DH1 1QF. It was **agreed** to note this application.

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

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

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

DM/22/00155/FPA | Change of use from (E) to a hot food take away (Sui Generis) | 26 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to object to this application. Cllr E Ashby **agreed** to draft the response to this application.

DM/22/00625/FPA | Conversion of first floor apartment into 3 x 2 bed apartments. | The Cathedrals Court Lane Durham DH1 3JS. It was **agreed** to note this application.

8. To consider the following Traffic Regulation Orders:

Durham North West Traffic Regulation Order (Amendment) 2022. It was **agreed** to note this TRO.

Durham City South West Parking and Waiting Restrictions Amendment Order No.1 2022. It was **agreed** to note this TRO. In noting this application, it was also **agreed** that Cllr V Ashfield should draft a motion to Full Council on the issue of the Memorandum of Understanding regarding students bringing their cars to Durham City.

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 Planning Committee
(11th March 2022)**