

City of Durham Parish Council

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4th April 2022

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/87818874436>
Meeting ID: 878 1887 4436

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 8th April 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 25th 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. **Update on the production of a Conservation Area Management Plan**
6. **Consideration of the environmental impacts of the Sniperley Park development** – report by Cllrs G Holland and R Friederichsen.
7. **Matters arising:**
 - (a) **To approve the responses to the following planning application(s) and appeal(s):**

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

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

- (b) **To consider the outcome of the recent planning application(s):**

DM/19/02504/FPA | 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

8. To consider the following new planning applications:

a. To note:

DM/22/00704/FPA | Dormer windows to front and rear, removal of small rear roof peek, insert roof lantern and 2no bi-folding doors to existing rear extension | 7 The Avenue Durham DH1 4ED

DM/22/00831/AD | Internally Illuminated ATM Surround | HSBC 1 Saddler Street Durham DH1 3NR

DM/22/00765/FPA | Replacement of 10No existing windows to provide ventilation louvres for internal refurbishment | Durham University Science Site South Road Durham DH1 3LE

DM/22/00805/FPA | Chemistry Courtyard Building - Disabled Access, Internal Fit Out and Refurbishment, Replacement External Staircase, Mechanical Ventilation Plant, and Windows | Durham University Science Site South Road Durham DH1 3LE

DM/22/00806/FPA | Disabled Access with Platform Lift, Internal Fit Out and Refurbishment, Mechanical Ventilation Plant and External Staircase | Durham University Department Of Psychology Science Site Durham DH1 3LE

DM/22/00644/FPA | Fit out and change of use of an existing vacant unit to form a cafe takeaway under sui generis, including a new kitchen extract ducting to the rear and 2 new condensers | 35 Silver Street Durham DH1 3RD

DM/22/00810/FPA | External works to rear to enlarge structural opening to install thin profile bifolding doors (the lower ground floor). internal works to remove existing chimney breast at ground floor only | 199 Gilesgate Durham DH1 1QN

DM/22/00814/LB | External works to rear to enlarge structural opening to install thin profile bifolding doors. internal works to remove existing chimney breast at ground floor only. | 199 Gilesgate Durham DH1 1QN

DM/22/00868/FPA | Demolition of 1960s rear extension to listed building and reinstate land as per original garden | 23 - 26 Old Elvet Durham DH1 3HY

DM/22/00883/LB | Listed building consent for demolition of 1960s rear extension to listed building and reinstate land as per original garden | 23 - 26 Old Elvet Durham DH1 3HY

DM/22/00898/FPA | Dormer Window | 36 Lowes Barn Bank Nevilles Cross Durham DH1 3QL

DM/22/00899/FPA | External front door and single storey rear extension | Holme Eden Newcastle Road Crossgate Moor Durham DH1 4AD

DM/22/00955/TPO | T1 - Willow (fell), T2 - Oak (tag 190 - Crown clean to remove deadwood and split/hanging branches), T3 Sweet Chestnut (tag 112 - Remove low marked tier of branches, upto 1.5m reduction of overhanging branches, remove major deadwood and split branches), T4 Birch (Remove split/hanging branches), T5 Willow (Reduce central leader to below split from recent storm damage and remove marked section of limb growing towards fire road) and T6 - 2x Pines (Fell) (TPO ref PNI-359) | University Hospital Of North Durham North Road Durham DH1 5TW

b. To consider making representations:

DM/22/00229/AD | Erection and Display of 2 no illuminated fascia signs | 17 - 18 The Riverwalk Millburngate Durham DH1 4SL

DM/22/00606/AD | Display of 2 no. internally illuminated fascia signs and 2 no. projecting vertical signage boards | Everyman Unit 4 The Waterside Millburngate Durham DH1 5TL

DM/22/00682/AD | Erection and Display of 1no illuminated fascia sign and 1no non illuminated projecting sign | 35 Silver Street Durham DH1 3RD

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/22/00793/FPA | Change use from dwellinghouse (C3) to small HMO (C4) including a two storey side extension and internal alterations | 32 Douglas Gardens Elvet Moor Durham DH1 3PU

9. To consider the upcoming consultation on the following documents:

- The second draft of the County Durham Parking and Accessibility Supplementary Planning Document
- The first draft of the Developer Contributions Supplementary Planning Document
- The modifications to the Residential Amenity Supplementary Planning Document
- The modifications to the Highways Design Guide

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 25th March 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), Cllr Esther Ashby, Mr John Ashby, Mr Peter Smith, Mr John Lowe and Mr Roger Cornwell

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members

Cllr L Brown declared an interest in application DM/22/00664/FPA and took no part in the discussion or vote on this application.

Cllr R Ormerod declared an interest in item 5 of the Agenda and took no part in the discussion or vote on this item.

3. To receive and approve as a correct record the minutes of the meeting on 11th March 2022

The minutes of the meeting held on 11th March 2022 were unanimously agreed as a true and accurate record of proceedings, subject to the sentence "*Cllr E Ashby agreed to draft the response to this application*" being amended to "*The Committee accepted Cllr Ashby's offer to draft a letter objecting to the application*" in relation to application DM/22/00155/FPA.

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

Cllr Esther Ashby advised that she was attending the meeting to hear discussions on item 5 and application DM/22/00462/FPA on the Agenda.

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

Mr Peter Smith advised that he was attending the meeting to hopefully contribute to discussions regarding applications DM/21/01876/FPA and DM/22/00462/FPA.

Mr John Lowe advised that he was attending the meeting to hear discussions on items 5-7b on the Agenda.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on item 5 and application DM/22/00664/FPA on the Agenda.

5. Addressing parking issues in Durham City

The Clerk advised that he had invited a DCC parking officer to the meeting today but unfortunately nobody was available.

The Clerk advised that he had discussed the issue at a senior level with a representative of DCC Highways. The outcome of the discussion being that DCC Highways do not differentiate between non-Council tax paying and Council tax paying residents and will

also not differentiate between student and non-student properties. Therefore, no matter what the Use Class/ occupants of a dwelling in Durham City, the property will still be issued with two parking permits.

The Clerk also highlighted that Durham University strongly discourages students from bringing their cars to Durham City.

The Clerk also highlighted that the current parking policies for the County were due to be reviewed and adopted in 2019 but this had not occurred as yet but is likely to this year.

Cllr V Ashfield proposed that parking permits not be issued to non-Council tax paying residents in the City and advised that she felt that this information could be accessed by the Highways department at DCC.

Mr Roger Cornwell advised that the University sends the County Council details of its students' addresses each year and this information can be accessed by the County Council.

The discussion on this item ended without formal agreement.

6. Matters arising:

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

(d) 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. The Committee considered the latest amendments to this application and **agreed** to withdraw its objection and call in request to this application.

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

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

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

DM/22/00687/FPA | Single storey extension to front, side and rear and first floor front extension | 12 Ferens Park Durham DH1 1NU. It was **agreed** to note this application.

DM/22/00714/TPO | Silver Birch (T1) - remove one side branch to reduce shading | 1 Larches Road Durham DH1 4NL. It was **agreed** to note this application.

DM/22/00711/FPA | Erection of porch (retrospective) | 16 Laburnum Avenue Durham DH1 4HA. It was **agreed** to note this application.

DM/22/00797/AD | Proposed 1no. Externally Illuminated Fascia Sign & 1no. Externally Illuminated Hanging Sign. | Unit 2 1 - 4 North Road Durham DH1 4SH. It was **agreed** to note this application.

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

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. 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** that a Listed Building application is necessary for this proposal. The Clerk **agreed** to write to the case officer highlighting this.

DM/22/00579/FPA | Single storey rear extension, outbuilding to front and refurbish and repair timber windows | 3 Victoria Terrace Durham DH1 4RW. It was **agreed** to note this application.

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. It was **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee. The Clerk **agreed** to draft the response

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
(8th April 2022)**