

City of Durham Parish Council

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18th April 2022

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/86270233710>
Meeting ID: 862 7023 3710

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 22nd 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 8th April 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. **Report on the environmental priorities for 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/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/22/00229/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.

(b) To update on the following planning application(s) considered at Planning Committee meeting on 8th April 2022:

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.

(c) To consider the outcome of the following planning application(s) and appeal(s) in the parish area:

DM/20/00431/FPA | Conversion of garage/workshop to 2 bedroom cottage | 67 Hallgarth Street Durham DH1 3A.

8. To consider the following new planning applications:

a. To note:

DM/22/00133/FPA | Two storey extension to rear and single storey extension to front of property | Garden Villa Newcastle Road Crossgate Moor Durham DH1 4AG

DM/22/00910/FPA | Proposed NPG substation | Land To The North East Of Northumbria House Aykley Heads DH1 5TS

DM/22/00924/TPO | Felling of holly tree (TPO/0005/2015) | Portland House South Street Durham DH1 4QP

DM/22/00923/FPA | Single-Storey Rear Extension | 6 St Aidans Crescent Crossgate Moor Durham DH1 4AP

DM/22/00932/FPA | Alterations to Fenestration at Lower Ground Level and Single-Storey Rear Extension | 8 Albert Street Durham DH1 4RL

DM/22/01002/TPO | G1 Spruce x 2 - fell and T2 Larch - fell (PN1-319) | 9 Almoners Barn Durham DH1 3TZ

DM/22/00964/FPA | 2No External Ducts and Louvred Vents | Durham University Ogden Centre Science Site South Road Durham DH1 3LE

DM/22/01100/FPA | Single storey rear extension | 5 Chipchase Grove Durham DH1 3FA

b. To consider making representations:

DM/22/00558/LB | Proposed alterations to existing telecommunications installation on rooftop | Telecommunications Mast Vane Tempest Hall Maynards Row Gilesgate DH1 1QF

DM/22/00970/AD | 3No Internally Illuminated Fascia Signs | The Fat Buddha Unit 6B And 6C Freemans Place Durham DH1 1SQ

9. To consider the 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 8th April 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, Cllr Rupert Friederichsen, Mr John 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

Cllr L Brown declared an interest in application DM/22/00664/FPA and took no part in the discussion on the approval of the response to this application.

3. To receive and approve as a correct record the minutes of the meeting on 25th March 2022

The minutes of the meeting held on 25th March 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 to hear discussions on application DM/22/00644/FPA.

Cllr Rupert Friederichsen advised that he was attending the meeting to contribute to item 6 on the Agenda.

Mr John Ashby advised that he was attending the meeting with a general interest in items 5-9 on the Agenda.

Mr John Lowe advised that he was attending the meeting with a general interest in items 5-9 on the Agenda.

Mr Roger Cornwell advised that he was attending the meeting with a general interest in items 5-9 on the Agenda.

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

The Clerk advised that he had met with officers at DCC on 5th April in order to progress the agreed Conservation Area Management Plan.

The Clerk advised that the job advert for the role is going through HR at DCC at the moment. The Clerk advised that officers expected that a realistic timescale for onboarding the individual will be June 2022.

The role will be for a Senior Conservation Officer, dedicated solely to the production of the Management Plan. The Clerk highlighted that recruitment is exceptionally difficult at the moment within planning and that the job advert will be published in 'the Planner' and other online resources, in order to attract the appropriate person.

The Clerk advised that he had asked if there could be a possibility of extending the contract post-delivery, in order to improve chances of recruiting an appropriate individual. DCC officers had confirmed that this would depend entirely on funding available at the end of this contract.

The Clerk reminded Members that £10,000 funding is coming from the Parish Council for this role and the Parish Council needs to sign a formal undertaking, committing the Council to the funding for this role.

The Clerk also advised that there are two internal funding partners within DCC – the planning and regeneration teams. The Clerk advised that a representative of the Parish Council and of the Regeneration team will form part of interview panel

The Clerk advised that there is no possibility of an internal recruitment within DCC.

The Clerk advised that he had asked if the Management Plan would need to be adopted by DCC Cabinet and thereafter the Full County Council. The response from officers is that this would not be required and that this could be adopted through an appropriate DCC Director's delegated authority.

The Clerk also advised that the Management Plan will not sit as a Supplementary Planning Document (SPD) but that this will carry as much weight as an SPD. The Clerk reminded Members that CDP Policy 44 requires the County Council to adhere to any Character Appraisals and/or Management Plans in the determination of planning proposals within the designated area.

The Clerk advised that the officer, once recruited, will pull together a Working Group of wider partners so as to progress with plans in an ongoing engaging way.

6. Consideration of the environmental impacts of the Sniperley Park development

Cllrs G Holland and R Friederichsen set out a number of renewable energy and energy efficiency provisions for the Sniperley Park development, which they regard as essential to the Committee.

Cllr G Holland highlighted that this is a major development in County Durham and the currently proposed energy priorities for this development are entirely sub-standard. Cllr G Holland advised that the City of Durham Parish Council should show leadership on this issue and engage with neighbouring Parish Councils Framwellgate Moor Parish Council and Witton Gilbert Parish Council on this issue to make a joint approach to DCC prior to approval of the Sniperley Park applications.

Cllr R Friederichsen set out the following 7 energy priorities he and Cllr G Holland had identified for the Sniperley Park development:

1. A full Energy Statement/Assessment for the entire site
2. No connection of the site to the national gas network
3. Instal Photovoltaic panels on and battery storage in all homes and buildings
4. Ground and/or air source heat exchange systems for all homes and buildings
5. Investigate District heating systems using geothermal (and/or mine water?)
6. All homes and buildings to be built to EPC A rating standard
7. All houses to have electricity supply points for their electric cars

It was **agreed** that a report on this issue should be put to the Full Parish Council in April for a formal decision. The report is to be drafted by Cllrs G Holland and R Friederichsen and it was **agreed** that this would include the support of the Planning Committee.

7. Matters arising:

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

(e) 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. The Committee noted that this application has been "finally disposed of".

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

DM/22/00831/AD | Internally Illuminated ATM Surround | HSBC 1 Saddler Street Durham DH1 3NR. It was **agreed** to note this application.

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

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

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

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. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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

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

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

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

DM/22/00898/FPA | Dormer Window | 36 Lowes Barn Bank Nevilles Cross Durham DH1 3QL. It was **agreed** to note this application.

DM/22/00899/FPA | External front door and single storey rear extension | Holme Eden Newcastle Road Crossgate Moor Durham DH1 4AD. It was **agreed** to note this application.

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

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. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/22/00682/AD | Erection and Display of 1no illuminated fascia sign and 1no non illuminated projecting sign | 35 Silver Street Durham DH1 3RD It was **agreed** to object to this application. The Clerk **agreed** to draft the response to 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 object to this application. The Clerk **agreed** to draft the response to this application.

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. It was **agreed** that the Committee be minded to object to this application, subject to further research by Cllr L Brown.

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

The Committee noted that amendments to the following documents were due to go out to public consultation between the 22 April to 3 June 2022:

- 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

The Committee **agreed** to respond to these consultations as and when they were consulted on.

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
(22nd April 2022)**