

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

2nd May 2022

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/85698439976>
Meeting ID: 856 9843 9976

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 6th May 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 22nd 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. **Presentation by representatives of Durham University on planning application DM/22/01005/FPA**
6. **Update on the production of a Conservation Area Management Plan**
7. **Matters arising:**
 - (a) **To approve the responses to the following planning application(s) and appeal(s):**

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

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

DM/21/01670/FPA | Change of use of first and second floors to create 12-bedroom facility of 2no small HMO units for student accommodation with rear extension, cycle parking, bin storage and associated works | Residential Accommodation 63 Crossgate Durham DH1 4PR.
 - (b) **To consider the outcome of the recent planning application(s):**

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.

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

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

(c) Preparing for the Central and East Area County Planning Committee meeting of 10th May 2022 on the following 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

DM/21/02034/FPA | Proposed development of 48 residential dwellings with associated infrastructure, open space and highway improvements | Land At Former Skid Pan North Of Woodward Way Aykley Heads DH1 5ZH

8. To consider the following new planning applications:

a. To note:

DM/22/01074/CEU | Application for a Lawful Development Certificate for the existing use of the property as a C4 HMO | 51 Albert Street Durham DH1 4RJ

DM/22/01078/CEU | Application for a Lawful Development Certificate for the existing use of the property as a C4 HMO | 48 The Avenue Durham DH1 4ED

DM/22/01157/FPA | Single storey rear extension | 16 Dalton Crescent Nevilles Cross Durham DH1 4FB

DM/22/01227/AD | Display of internally illuminated fascia sign and projecting sign to front elevation. | 12 North Road Durham DH1 4SH

b. To consider making representations:

DM/22/00760/FPA | Change of use from retail to adult gaming centre. | 12 North Road Durham DH1 4SH

DM/22/01005/FPA | Change of use of office headquarters (sui generis) to higher education (Durham University Business School) (Use Class F1a) | Durham County Council The Waterside Building Riverside Place Durham DH1 1SL

DM/22/01148/FPA | Change of use of dwelling house (C3) to large HMO (Sui Generis) | Oaklea The Avenue Durham DH1 4DX

DM/22/01134/FPA | Change of use from dwellinghouse (C3) to small house in multiple occupation (C4) | 1 Boyd Street Durham DH1 3DP

DM/22/01110/FPA | Conversion of 5 no. retail units to 1 no. larger retail unit with installation of new shopfront | Units 40 To 43 The Riverwalk Millburngate Durham DH1 4SL

DM/22/01035/FPA | Install 2 new windows at level 3 of the west elevation. | Bridge House North Road Durham DH1 4PW

DM/22/01027/FPA | One and a half storey extension to side linking 1 Diamond Terrace to approved development reference number DM/21/03682/FPA, single storey extension to rear and alterations to the external area | 1 Diamond Terrace Durham DH1 5SX

9. Unauthorised changes of use to C4 at the Cathedral View development (DM/16/03751/FPA)

10. To consider the upcoming consultation on the following documents, following the consultation drop-in events:

- 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 22nd 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, Mr John Lowe and Mr Roger Cornwell (members of the public).

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members.

Cllr L Brown declared an interest in application DM/22/00793/FPA and took no part in the discussions or vote on this application.

3. To receive and approve as a correct record the minutes of the meeting on 8th April 2022

The minutes of the meeting held on 8th April 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 all items on the Agenda.

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

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

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

The Clerk advised that he was expecting the job advert to go live imminently to recruit an officer dedicated to the production of the Conservation Area Management Plan. He advised that he was liaising with DCC on this and would keep the Committee updated on how this progresses.

6. Report on the environmental priorities for the Sniperley Park development

The Committee fully endorsed the report presented by Cllr G Holland on the environmental priorities for the Sniperley Park development. Cllr G Holland stressed the urgency to act on this crucial issue given outside local and national factors, which are putting energy at risk.

It was **agreed** that this report should go to Full Council in April with the endorsement of the Planning Committee for follow-up actions.

7. Matters arising:

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

DM/22/00229/AD | Erection and Display of 2 no illuminated fascia signs | 17 - 18 The Riverwalk Millburngate Durham DH1 4SL. The Committee **approved** the response to the original application, however **agreed** to submit a further objection to the recently amended application and the Clerk **agreed** to draft this.

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

(e) 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. It was **agreed** to object to this application. It was **agreed** that Jo-Anne Garrick should be asked to draft the objection letter to this application.

(f) 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. The Committee noted that this application had been "finally disposed of".

DM/21/01670/FPA | Change of use of first and second floors to create 12-bedroom facility of 2no small HMO units for student accommodation with rear extension, cycle parking, bin storage and associated works | Residential Accommodation 63 Crossgate Durham DH1 4PR. The Committee noted that the application is now being appealed and **agreed** to object to this. The Clerk **agreed** to draft a follow-up objection to this appeal.

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

DM/22/00910/FPA | Proposed NPG substation | Land To The North East Of Northumbria House Aykley Heads DH1 5TS. It was **agreed** to note this application.

DM/22/00924/TPO | Felling of holly tree (TPO/0005/2015) | Portland House South Street Durham DH1 4QP. It was **agreed** to note this application.

DM/22/00923/FPA | Single-Storey Rear Extension | 6 St Aidans Crescent Crossgate Moor Durham DH1 4AP. It was **agreed** to note this application.

DM/22/00932/FPA | Alterations to Fenestration at Lower Ground Level and Single-Storey Rear Extension | 8 Albert Street Durham DH1 4RL. It was **agreed** to note this application.

DM/22/01002/TPO | G1 Spruce x 2 - fell and T2 Larch - fell (PN1-319) | 9 Almoners Barn Durham DH1 3TZ. It was **agreed** to note this application.

DM/22/00964/FPA | 2No External Ducts and Louvred Vents | Durham University Ogden Centre Science Site South Road Durham DH1 3LE. It was **agreed** to note this application.

DM/22/01100/FPA | Single storey rear extension | 5 Chipchase Grove Durham DH1 3FA. It was **agreed** to note this application.

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

DM/22/00970/AD | 3No Internally Illuminated Fascia Signs | The Fat Buddha Unit 6B And 6C Freemans Place Durham DH1 1SQ. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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

The Committee **agreed** to attend the consultation drop-in events being run as part of the consultation process into these documents.

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
(6th May 2022)**