

City of Durham Parish Council

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16th May 2022

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/81052067814>
Meeting ID: 810 5206 7814

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 20th 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 6th May 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. 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/22/01148/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/22/01035/FPA | Install 2 new windows at level 3 of the west elevation. | Bridge House North Road Durham DH1 4PW

(b) To consider the outcome of the recent 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

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

6. To consider the following new planning applications in the parish area

a) To note:

DM/22/01193/FPA | Two-storey temporary building to provide office and meeting facility | Block 4 Mountjoy Research Centre Stockton Road Durham DH1 3UZ

DM/22/01228/VOC | Variation of Condition 2 (approved plans) pursuant to application DM/20/03762/FPA to omit two storey front extension | 6 Nickleby Chare Durham DH1 3QX

DM/22/01101/AD | Advertisement consent for the erection of lectern information boards for Northern Saints Trail. | Various Locations In The Central East Area Of Durham

DM/22/01234/TPO | Prune 1no. Beech (T27) tree overhanging rear garden back in line with the boundary | 26 Westhouse Avenue Nevilles Cross Durham DH1 4FH

DM/22/00502/FPA | Single storey side and rear extensions linking detached garage to dwelling, pitched roof to existing rear two storey extension, alterations to and installation of new windows, removal of rear external staircase and install flue | Aidan House Elvet Moor Durham DH1 3PR

DM/22/01271/CEU | Application for a Lawful Development Certificate for the existing use of the property as a C4 HMO | 8 New Street Durham DH1 4DH

DM/22/01330/FPA | Two-storey side and single-storey rear extension | 4 St Aidans Crescent Crossgate Moor Durham DH1 4AP

DM/22/01341/FPA | Installation of new replacement perimeter timber fencing | The Racecourse Green Lane Durham DH1 3JU

DM/22/01342/LB | Installation of new replacement perimeter timber fencing | The Racecourse Green Lane Durham DH1 3JU

b) To make representations on:

DM/22/00951/FPA | Change of use of highway land for creation of parking to front and single storey side/rear extension | The Beeches Lowes Barn Bank Nevilles Cross Durham DH1 3QP

DM/22/01272/FPA | Erection of 2 No. dwellings. | Land To The North East Of Blaidwood South Road Durham DH1 3TQ

DM/22/01316/FPA | Conversion of the first and second floors at no. 29 Silver Street and conversion of first floor and roof space at 30-31 Silver Street to form two 7-bed HMOs (Sui Generis) accessed from the rear of 30-31 Silver Street including installation of rooflights and a window to the northern elevation. | 29 And 30 - 31 Silver Street Durham DH1 3RD

DM/22/01352/FPA | Front and rear dormer windows | 4 And 6 Sunningdale Durham DH1 3WB

DM/22/01421/PNC | Prior notification for the change of use from retail (use class E) to a dwelling (Use Class C3). | 18 Silver Street Durham DH1 3RB

7. 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 6th May 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 Alan Doig, Cllr Esther Ashby, Mr John Lowe, Mr John Ashby, Mr Richard Hornby and Mr Roger Cornwell (members of the public). Mr Richard Spencer, Mr David Loudon, Mr Martin Bonner, Professor Toby Watson and Mr Mark Tallentire (representatives of Durham University).

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members

Cllr L Brown declared an interest in application DM/22/01005/FPA and left the meeting at Item 5 and when this application was considered.

Cllr R Ormerod declared an interest in application DM/22/01005/FPA and left the meeting at Item 5 and when this application was considered.

3. To receive and approve as a correct record the minutes of the meeting on 22nd April 2022

The minutes of the meeting held on 22nd April were unanimously **agreed** as a true and accurate record of proceedings.

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

Cllr Alan Doig advised that he was attending the meeting with a general interest in all Agenda items.

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

Mr John Lowe advised that he was attending the meeting with a general interest in all Agenda items. Mr John Lowe also advised that the City of Durham Trust gives its full support to the proposals from the Parish Council in relation to the Sniperley Park development.

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

Mr Richard Hornby advised that he was attending the meeting to hear discussions on applications DM/22/01005/FPA and DM/22/01148/FPA as well as Item 10 on the Agenda.

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

5. Presentation by representatives of Durham University on planning application DM/22/01005/FPA

The Chair welcomed representatives of Durham University to the meeting and thanked them for attending today. The Chair and Cllr R Ormerod left the meeting at this stage.

Professor Toby Watson, Deputy Executive Dean (Education) thanked the Committee for the opportunity to present today.

Toby advised that the work of the Business school and its impact ripple across County Durham and the North East region and generates £1.1bn a year to the UK economy, with £400m in County Durham alone.

Toby advised that the Business school support 13,660 jobs, with 6,670 in County Durham and actively collaborates with some of the UK's most important employers.

Toby advised that Durham University has a highly prestigious Business school, with the following recent rankings:

- The Times/Sunday Times University Guide 2021: 6th place overall
- Financial Times Global MBA Ranking 2022: 9th in the UK; 26th in Europe
- Economist Which MBA? Ranking 2022: 2nd in the UK; 11th in Europe and 37th globally

Toby advised that the University strongly believes that the use of the HQ building at the Sands would be a huge asset for the Business School. Toby advised that, whilst the Business School has excellent rankings, there is a need to adapt and develop and part of this includes having a high-quality location for teaching and learning.

Mr David Loudon reminded the Committee that acquiring a new Business School forms part of the University's 2017-2027 Estates Strategy.

David also reminded the Committee that the sale of the HQ building at the Sands only includes the building itself and the land this sits on. The sale does not include the adjoining former common land/ coach park and nor does it include the multi-storey car park at the Sands.

Mr Martin Bonner advised that the University has been involved in a number of pre-application discussions with partners, including the Environment Agency, who were satisfied with the proposals from a flood risk perspective.

Martin advised that the planning application was submitted in April and is now subject to statutory consultation. Martin advised that a decision on the planning application is expected in early July.

The Vice-Chair thanked Durham University representatives for their presentation and opened the meeting up to questions.

Cllr G Holland asked if there were any changes being proposed to the building itself from a design and environmental impact perspective. Toby advised that the modifications proposed to the building itself are entirely internal and the building is therefore proposed to be fitted to meet the Business School's educational needs. There would be no external changes to the building.

David Loudon also advised that the University is totally committed to sustainability and regularly engages with Professor Jon Gluyas on the issue of sustainability. David advised that he was pleased that the current building meets the highest standards of energy efficiency.

Martin advised that the building currently has PV cells on the roof and a bio-mass boiler and therefore is exceptionally high standard.

The Vice-Chair advised that the Parish Council expected the highest possible standards on energy efficiency and environmental impact with regards to the building.

The Vice-Chair asked if anything could be done to soften the external appearance of the building. David and Martin advised that this wouldn't form part of the present application but this could be considered in future.

David also highlighted that there would be a significant reduction in vehicular movements from the Business School as opposed to its previous proposed use as a County Headquarters.

Cllr E Ashby asked if there is any potential for use of any of the internal space within the building for community use. Toby advised that he would be happy for this to happen and he envisaged the building would work very much in the same way as the present Business School building does, e.g. the restaurant facility being open to the public, etc.

Mr John Lowe advised that he understood that the building would be used 24 hours per day /7 days per week and asked the University how they expected this would impact on the local community. Toby advised that John was correct in this assessment but that he highly doubted that there would be much evening or weekend use of the building.

Mr John Ashby welcomed that the University has made a statement on its website that the Business School will not result in an additional 3,000 students in Durham, contrary to statements made at a previous County Planning Committee on another planning application.

There being no further questions, the Vice-Chair thanked Durham University representatives for their attendance and presentation. At this point, Durham University representatives left the meeting.

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

The Clerk advised that he was pleased to report that the job advert for the Senior Conservation Officer is now live. The Clerk reminded the Committee that the officer's role will solely be focused on the delivery of the Management Plan.

The Clerk also advised that it is hoped that the interviews for this role can take place at the beginning of June. The Committee **agreed** that the Clerk should be the Parish Council representative on the interview panel.

The Clerk advised that he would keep the Committee updated on the outcome of the recruitment process.

7. Matters arising:

(c) 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. In approving the latest representation of this application, the Committee **agreed** to submit a follow-up objection to the latest round of amendments to this application. The Clerk **agreed** to draft the follow-up objection to this application.

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

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 **approved** the response to this appeal.

(d) 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. The Committee noted that this application has now been withdrawn.

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 noted that this application has now been refused.

DM/21/00431/FPA | Construction of rooftop extension. | Diocesan Board Of Education Carter House Pelaw Leazes Lane Durham DH1 1TB. The Committee noted that this application has now been withdrawn.

(e) 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. The Committee **agreed** to maintain its objection to this application and thanked the Chair for representing the Parish Council at this Committee meeting.

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. The Committee **agreed** to maintain its objection to this application and thanked the Chair for representing the Parish Council at this Committee meeting.

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

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

DM/22/01157/FPA | Single storey rear extension | 16 Dalton Crescent Nevilles Cross Durham DH1 4FB. It was **agreed** to note this application.

DM/22/01227/AD | Display of internally illuminated fascia sign and projecting sign to front elevation. | 12 North Road Durham DH1 4SH. It was **agreed** to note this application.

b. To consider making representations:

DM/22/00760/FPA | Change of use from retail to adult gaming centre. | 12 North Road Durham DH1 4SH. It was **agreed** to note this application.

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

DM/22/01148/FPA | Change of use of dwelling house (C3) to large HMO (Sui Generis) | Oaklea The Avenue Durham DH1 4DX. It was **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee, if the officers were minded to approve this application. Cllr L Brown **agreed** to draft the response to this application.

DM/22/01134/FPA | Change of use from dwellinghouse (C3) to small house in multiple occupation (C4) | 1 Boyd Street Durham DH1 3DP. It was **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee, if the officers were minded to approve this application. Cllr L Brown **agreed** to draft the response to this application.

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

DM/22/01035/FPA | Install 2 new windows at level 3 of the west elevation. | Bridge House North Road Durham DH1 4PW. It was **agreed** to object to this application. The Clerk agreed to draft the representation to this application.

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

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

Mr Roger Cornwell advised that he was aware of unauthorised changes of use to C4 at the Cathedral View development.

Mr Roger Cornwell advised that when planning permission was granted in 2016 for this development, there was a condition attached to this development which reads "*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any Statutory Instrument revoking and/or re-enacting that Order with or without modification) no change of use of the hereby approved residential accommodation from use class C3 (dwelling houses) to use class C4 (houses in multiple occupation) shall be carried out.*"

Mr Roger Cornwell advised that he believes that this warrants an investigation by DCC on the present uses of the properties within this development and asked if the Parish Council might write to DCC to ask for further investigation.

The Committee **agreed** to request that enforcement at DCC look into this matter and the Clerk **agreed** to write to enforcement on behalf of the Parish Council.

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

The Committee **agreed** to attend the drop-in consultation events for the following SPDs on 10th May 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

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
(20th May 2022)**