

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

30th May 2022

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/82267372954>
Meeting ID: 822 6737 2954

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 **Monday 6th June 2022 at 14:00pm** to transact the following business:

1. **Election of Chair of the Parish Council's Planning Committee**
2. **Election of Vice-Chair of the Parish Council's Planning Committee**
3. **Welcome and apologies**
4. **To receive any declarations of interest from members.**
5. **To receive and approve as a correct record the minutes of the meeting on 20th 2022**
6. **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.
7. **Matters arising:**
 - (a) **To approve the responses to the following planning application(s) and appeal(s):**

Appeal for **DM/21/02896/FPA** | Redevelopment of stables to provide 1no 4 bed dwelling at Fernhill, Newcastle Road, Crossgate Moor, Durham, DH1 4JZ

DM/22/01272/FPA | Erection of 2 No. dwellings. | Land To The North East Of Blaidwood South Road Durham DH1 3TQ
8. **To consider the following new planning applications in the parish area**
 - a) **To note:**

DM/22/01079/FPA | Retrospective application for an externally mounted extract system and parapet wall above flat roof to the rear of the property together with

alterations to the roof of the previously approved rear extension and erection of a new bin enclosure to the rear | 17 Hallgarth Street Durham DH1 3AT

DM/22/01343/FPA | Installation of palisade fence | Durham University Elvet Riverside 2 New Elvet Durham DH1 3JT

DM/22/01093/FPA | Provision of 2 no. timber clad modular classroom blocks and newly created footpath | Durham Sixth Form Centre The Sands Durham DH1 1SG

DM/22/01374/FPA | Erection of canopy to front entrance, with festoon lamp style lighting, to accommodate marquee signage | Everyman Unit 4 The Waterside Millburngate Durham DH1 4FY

DM/22/01375/AD | Display of 1 no. internally illuminated 'canopy' fascia sign, 1 no. externally illuminated 'marquee' sign and 1 no. vertical 'blade' sign. | Everyman Unit 4 The Waterside Millburngate Durham DH1 4FY

DM/22/01461/TPO | Crown reduction and re-shape up to 2m to 1no. Sycamore (1), remove deadwood to 1no. Pine (2), remove branches touching property at a clearance of up to 2.5m to 1no. Holly (3), fell 1no. tree (4), crown reduction up to 2.5m to group of Sycamores (5), fell 1no. Goat Willow, Silver Birch and Cherry Laurel (6) and fell 1no. Sycamore (T7) | Flass House Waddington Street Durham DH1 4BG

DM/22/01505/FPA | Erection of single storey extension to rear and detached garage in rear garden area. (Dormer window to rear is permitted development). | 20 Fieldhouse Lane Durham DH1 4LP

b) To make representations on:

DM/22/00961/FPA | Conversion of parts of the ground, first and second floors to create 28 bed student accommodation (Sui Generis) with ancillary communal social area, plant room, cycle and refuse storage | William Robson House Claypath Durham DH1 1SA

DM/22/01462/CEU | Certificate of lawful use application for the change of use of C3 Dwellinghouse to C4 HMO prior to the Article 4 Direction coming into force | 42 Hawthorn Terrace Durham DH1 4EL

DM/22/01541/FPA | Change use of open space to external beer garden including stools, shelving, parasols and metal barriers (Retrospective) | Ebony Unit 8 Freemans Place Durham DH1 1SQ

9. To approve the responses to the consultation on the following documents:

- The second draft of the County Durham Parking and Accessibility Supplementary Planning Document
- The modifications to the Residential Amenity Supplementary Planning Document

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 20th May 2022

Present: Cllr R Ormerod (in the Chair), Cllr G Holland, Cllr C Lattin and Cllr S Walker.

Also present: A Shanley (Parish Clerk), Mr John Lowe, Mr John Ashby, and Mr Roger Cornwell (members of the public).

1. Welcome and apologies

Apologies were received from Cllrs L Brown and V Ashfield. In view of the Chair and the Vice-Chair of the Planning Committee having submitted apologies for this meeting, the Committee **agreed** to elect Cllr R Ormerod as Chair of this meeting.

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 6th May 2022

The minutes of the meeting held on 6th May 2022 were unanimously **agreed** as a true and accurate record of proceedings.

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

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

Mr John Ashby advised that he was attending the meeting to hear discussions on items 5a – 7 on the Agenda.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on items 5a – 7 on the Agenda.

5. Matters arising:

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

DM/22/01148/FPA | Change of use of dwelling house (C3) to large HMO (Sui Generis) | Oaklea The Avenue Durham DH1 4DX. The Committee **approved** 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. The Committee **approved** the response to this application.

DM/22/01035/FPA | Install 2 new windows at level 3 of the west elevation. | Bridge House North Road Durham DH1 4PW. The Committee **approved** the response to this application.

(c) 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. The Committee noted that this application has now been granted in spite of the Parish Council's objections at Committee.

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 noted that this application has now been granted in spite of the Parish Council's objections at Committee.

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

c) 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. The Committee **agreed** to note this application.

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. The Committee **agreed** to note this application.

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. The Committee **agreed** to note this application.

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. The Committee **agreed** to note this application.

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. The Committee **agreed** to note this application.

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. The Committee **agreed** to note this application.

DM/22/01330/FPA | Two-storey side and single-storey rear extension | 4 St Aidans Crescent Crossgate Moor Durham DH1 4AP. The Committee **agreed** to note this application.

DM/22/01341/FPA | Installation of new replacement perimeter timber fencing | The Racecourse Green Lane Durham DH1 3JU. The Committee **agreed** to note this application.

DM/22/01342/LB | Installation of new replacement perimeter timber fencing | The Racecourse Green Lane Durham DH1 3JU. The Committee **agreed** to note this application.

d) 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. The Committee **agreed** to note this application.

DM/22/01272/FPA | Erection of 2 No. dwellings. | Land To The North East Of Blaidwood South Road Durham DH1 3TQ. The Committee **agreed** to object to this application and to call this application in to the Central and East Area County Planning

Committee should officers be minded to approve this application. It was **agreed** that Jo-Anne Garrick should be asked to draft the response to this application.

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. The Committee **agreed** to note this application.

DM/22/01352/FPA | Front and rear dormer windows | 4 And 6 Sunningdale Durham DH1 3WB. The Committee **agreed** to note this application.

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. The Committee **agreed** to note this application.

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

Mr John Lowe and Mr Roger Cornwell reported on concerns highlighted by the City of Durham Trust in relation to both the Parking and Accessibility Supplementary Planning Document as well as the Residential Amenity Supplementary Planning Document. The Committee **agreed** to consider the City of Durham Trust's responses to these consultations and, where possible, submit a letter supporting the Trust's position on these documents.

The Committee **agreed** to support the other documents being 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
(6th June 2022)**