

City of Durham Parish Council

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20th June 2022

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/85664863122>
Meeting ID: 856 6486 3122

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 24th June 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 June 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/22/01079/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/22/00961/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/22/01541/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

- (b) **To consider the amendments to the following planning application(s):**

DM/21/01789/FPA | Construction of 12 townhouse dwellings with associated works. | Land At St Johns Road Nevilles Cross

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

a) To note:

DM/22/01588/VOC | Variation of Condition 2 (approved plans) pursuant to planning permission DM/20/01008/FPA for the erection of a new community centre | Lowes Barn Recreation Ground Off Park House Road Durham DH1 3QF

DM/22/01566/TPO | Various Trees PN1/408 T575 Pear Tree - fell to ground; T576 Leyland Cypress - Reduce height by 3m; T577 Leyland Cypress - Reduce height by 2m; T578 Elm spp - Reduce entire crown by 2m. Crown thin by 20%; T579 Rowan - fell to ground; T580 Elm spp - Chip storm damaged limb. Reduce crown by 2m to balance shape. Crown thin by 20%; T581 Lawson Cypress - fell to ground; T582 Cherry - fell to ground; G2 Oak, Chestnut, Sycamore, Beech - Sever ivy at the base and bring to ground storm damaged limb of Sycamore; G3 Cherry, Ash, Oak- Sever ivy on all trees. Remove end Ash; 1* Cherry - clear footpath, stack arisings; 1* Ash - Sever ivy at base; 1* Horse Chestnut - Pollard to 6m T583 Oak - Reduce southern crown (over road) by 3m; T584 Poplar - Fell to ground level; T364 Oak - Fell to ground level; and T427 Beech - Bring to ground storm damaged Oak branch in tree | East Durham And Houghall Community College Houghall Durham DH1 3SG

DM/22/01568/LB | Replacement render to front and rear elevations and repairs to chimney stacks (amended) | Dun Cow Cottage Dun Cow Lane Durham DH1 3ES

DM/22/01551/FPA | Single storey rear extension | 4 Nevilledene Crossgate Moor Durham DH1 4HY

DM/22/01554/FPA | Loft conversion including dormer window and change of main roof from a hip to gable and extensions to the front/ side of the dwelling and alterations to the existing detached garage (revised application). | Kenfrid Percy Lane Nevilles Cross Durham DH1 4HE

DM/22/01601/LB | Installation of a small external intake louver to the rear elevation and internal ventilation works to include installation of ductwork to the ground and basement floors | NatWest 12 Market Place Durham DH1 3NG

b) To make representations on:

DM/22/01293/FPA | Conversion of garage into habitable room, internal remodelling on first floor and loft conversion including roof lights to front and rear. | 4 St Margaret's Garth Durham DH1 4DS

DM/22/01574/FPA | Retention of Material Change of Use of Woodland to a Private Garden with Erection of Detached Private Garage and Vehicle Hard Standing | 15 St Oswalds Drive Durham DH1 3TE

DM/22/01650/FPA | Change from 6 bed C4 to 10 bed /Sui Generis HMO with single storey rear extension | 1 Larches Road Durham DH1 4NL

DM/22/01646/FPA | Change of use of retail unit to drinking establishment with enhanced food provision (Sui generis) to include associated alterations to shop front | 9 The Riverwalk Millburngate Durham DH1 4SL

DM/22/01418/FPA | Change of use from 5 bedroom (house in multiple occupation HMO (use class C4) to 7 bedroom HMO (Use class sui generis) including demolition of existing two-storey extension and creation of part two-storey/part single-storey extension at rear. | 14 Mowbray Street Durham DH1 4BH

DM/22/01575/VOC | Variation of Condition(s) 2 (Approved Plans) pursuant to DM/21/01776/FPA relating to fenestration, materials and method of construction | Former Public Toilets North Road Durham DH1 4RE

DM/22/01606/FPA | Demolition of the single storey utility, store and garage Construction of a single storey rear extension (Kitchen, Dining Room, Utility and Shower Room, Construction of external store, Reconstruct part rear boundary wall, Internal alterations. Rebuild right hand front bay window that has settled over the years. Install 3 velux rooflights in the house rear main roof Replace bay windows in upvc as no. 51 The Avenue, Renew entrance door and frame. Acoustic insulation treatment to party wall with no 51 The Avenue | 50 The Avenue Durham DH1 4EB

- 7. Update on the production of a Conservation Area Management Plan for Durham City**
- 8. To consider the latest updates on the Sniperley Park development** – report included.

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 Monday 6th June 2022

Present: Cllr G Holland (in the Chair), Cllr R Ormerod and Cllr V Ashfield.

Also present: A Shanley (Parish Clerk) and Mr Roger Cornwell (member of the public).

1. Election of Chair of the Parish Council's Planning Committee

Cllr G Holland was elected as Chair of the Parish Council's Planning Committee. Nominated by Cllr R Ormerod and seconded by Cllr V Ashfield.

2. Election of Vice-Chair of the Parish Council's Planning Committee

Cllr V Ashfield was elected as Vice-Chair of the Parish Council's Planning Committee. Nominated by Cllr R Ormerod and seconded by Cllr G Holland.

3. Welcome and apologies

Apologies were received from Cllrs G Nair, C Lattin and Cllr S Walker.

4. To receive any declarations of interest from members.

None received.

5. To receive and approve as a correct record the minutes of the meeting held on 20th May 2022.

The minutes of the meeting held on 20th May 2022 were unanimously **agreed** as a true and accurate record of proceedings.

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

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

7. Matters arising:

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

DM/22/01272/FPA | Erection of 2 No. dwellings. | Land To The North East Of Blaidwood South Road Durham DH1 3TQ. The Committee **approved** the response to this application.

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

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

DM/22/01343/FPA | Installation of palisade fence | Durham University Elvet Riverside 2 New Elvet Durham DH1 3JT. It was **agreed** to note this application.

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

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

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

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

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

d) 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. It was **agreed** to object to this application and to call this in to the Central and East Area County Planning Committee should officers be minded to approve this application. The Clerk and Cllr G Holland **agreed** to draft the response to this application.

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

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 DH11SQ. It was **agreed** to object to this application and to call this in to the Central and East Area County Planning Committee should officers be minded to approve this application. The Clerk and Cllr V Ashfield **agreed** to draft the response to this application.

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

The Committee unanimously **approved** the responses to the following consultations:

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

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
(24th June 2022)**

ITEM 8: To consider the latest updates on the Sniperley Park development

Members are reminded that the issue of the Sniperley Park development, located outside of the parish area, has been discussed at a number of Parish Council meetings. Eleven years have been spent in establishing whether the Durham City Green Belt should and could be used to meet the quantitative and qualitative need for housing in the County. That matter was settled by the acceptance of the Examination in Public Inspector's required Main Modifications and the formal adoption of the County Durham Local Plan on 21 October 2020, Policy 4 of which allocates Site H5 (4/DU/101) for 1,700 homes.

On 15th October 2021, ahead of the adoption of the Masterplan, the Co. Durham Land LLP submitted plans for the demolition of existing buildings adjacent to the B6532 and an outline planning application for a maximum of 1,550 dwellings, a local Centre, public house (use class sui generis) and primary school (use class F1), associated infrastructure and landscaping.

On 1st July 2021, ahead of the adoption of the Masterplan, Bellway Homes submitted a hybrid planning application for outline permission for an extension to the Sniperley Park and Ride and full planning permission for the development of 370 dwellings associated access and works and demolition of former farm buildings.

In both cases, the City of Durham Parish Council has objected to these applications, on the grounds that a full and comprehensive Masterplan for the site – as required by CDP Policy 5 – has yet to be agreed.

On 10 January 2022, the City of Durham Parish Council submitted their detailed comments on the consultation on the Sniperley Park Masterplan, primarily highlighting the inadequacies of the present proposals in terms of their sustainability and impact on climate change as well as the highways network to and from the City.

Following on from this, Cllrs G Holland and R Friederichsen presented a report to Full Council in April 2022, where Members fully endorsed the below energy solutions at the Sniperley Park development and also agreed to liaise with neighbouring Parish Councils on this development. Framwellgate Moor Parish Council has indicated their intention of working alone on this development and Witton Gilbert is considering the City of Durham Parish Council's position.

Energy solutions at the Sniperley Park development:

1. An Energy Assessment for the entire site designed to minimise energy consumption and greenhouse gas emissions with all properties satisfying the 2030 operational energy and embodied carbon targets set by the RIBA 2030 Challenge which identify the optimal set of energy solutions to minimise energy consumption and greenhouse gas emissions.
2. All homes and buildings to be built to EPC A rating standard as a minimum.
3. No connection of the site to the national gas network.
4. Photovoltaic panels / and battery storage in all homes and buildings.
5. Ground and/or air source heat exchange systems for all homes and buildings.
6. District heating system using any potential geothermal energy.
7. All houses to have electricity supply points for electric cars.

Councillor Mark Wilkes attended the last Full Parish Council meeting and assured Members that the County Council is pushing for as sustainable development as possible at

Sniperley, within the legal framework set by Government on sustainability and climate impact.

On 15th June, the Parish Council was notified that both developers were submitting non-determination appeals for applications DM/21/03574/OUT and DM/21/02360/FPA.

In both cases, the case officer has submitted a follow-up letter setting out the present position on these applications and highlighting that the Local Planning Authority is not in a position to positively determine these applications in their current form, owing to the following:

DM/21/03574/OUT – *“as detailed in CDP Policy 5, Sniperley Park is a green belt release allocation proposed to create a sustainable urban extension to Durham City which is required to constitute an exemplar of design quality and sustainability and one that demonstrates clear and comprehensive masterplanning inclusive of the neighbouring Bellway land. In this regard and reflected in the Design Review assessment the application is currently considered to fall short and its content is not yet providing the confidence that a development of the necessary standard would be delivered”.*

DM/21/02360/FPA – *“A number of consultee comments are still awaited to fully inform on remaining matters most notably; Spatial Planning; Education; Ecology; Landscape; Highway Authority; and the Met Office....*

Officers could not support the planning application most notably due to the fundamental conflict with the CDP Policy 5....

As a general point, given the combined quantum of development proposed across both neighbouring sites is well in excess of the 1700 dwellings quoted within the CDP, resolution of many issues of detailed design would be aided by a reduction in the quantum of development”.

It is clear that the Local Planning Authority has concerns about these proposals and the Parish Council has had an early indication that these appeals may lead to a public inquiry.

Members are asked to recommend a set of follow-up actions to Full Council on this matter.