

City of Durham Parish Council

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2ND July 2022

Access details for the Planning Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/89805801977>
Meeting ID: 898 0580 1977

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 **Thursday 7th July 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 24th 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/21/01789/FPA | Construction of 12 townhouse dwellings with associated works. | Land At St Johns Road Nevilles Cross

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
 - (b) **To consider the outcome of 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
6. **To consider the following new planning applications in the parish area**

a) To note:

DM/22/01612/FPA | Demolition of conservatory and replace with single storey extension with balcony to rear, erection of two storey extension to front and side, reposition windows and reclad in shingle (Revised and Resubmitted) | 10 Wearside Drive Durham DH1 1LE

DM/22/01748/FPA | Single storey front extension | Longridge Potters Bank Durham DH1 3RR

DM/22/01806/FPA and **DM/22/01807/LB** | Replacement flue and associated works | Lightfoot House St Chads College 19 - 20 North Bailey Durham

DM/22/01879/FPA | Renewal of roof covering and removal of small section of stone cladding | St Chads College Chapel St Chads College 16 - 22 North Bailey Durham DH1 3EW

DM/22/01818/FPA | Replace single glazed timber casement and sash windows with new timber framed double glazed windows | West View Fieldhouse Lane Durham DH1 4NB

DM/22/01710/FPA | Installation of one new CCTV camera | HSBC 1 Saddler Street Durham DH1 3NR

b) To make representations on:

DM/22/01690/FPA | Shopfront alterations including insertion of side access door and seating with parasols to front | Unit 1 Milburngate Bar Millburngate Durham DH1 5TL

DM/22/01842/FPA and **DM/22/01843/LB** | Demolition of existing rear conservatory and erection of detached garden room together with alterations to the existing rear extension, to include removal of internal wall and installation of sliding doors; installation of dormer windows and rooflights; repairs to roof and refurbishment of windows to include installation of double glazing. | 50 South Street Durham DH1 4QP

7. The 2020 County Durham Plan, Policy 5 and the Sniperley Park master plan – 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 Friday 24th June 2022

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

Also present: A Shanley (Parish Clerk) and Mr John Lowe and Amanda Saunders (members of the public).

1. Welcome and apologies

Apologies were received from Cllrs V Ashfield, C Lattin and G Nair.

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 June 2022

The minutes of the meeting held on 6th June 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 with a general interest in all agenda items.

Mrs Amanda Saunders advised that she was attending the meeting to participate in the discussion on item

5. Matters arising:

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

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. The Committee **approved** the response to 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 DH1 1SQ. The Committee **approved** the response to this application.

(d) 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. The Committee considered the latest round of amendments to this scheme and **agreed** to maintain its objection

and call-in request. The Clerk **agreed** to draft a follow-up response to this application.

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

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

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

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

DM/22/01551/FPA | Single storey rear extension | 4 Nevilledene Crossgate Moor Durham DH1 4HY. The Committee **agreed** to note this application.

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

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

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

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

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

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

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

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

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

7. Update on the production of a Conservation Area Management Plan for Durham City

The Clerk advised that he had represented the Parish Council on an interview panel in early June and was pleased to confirm that an offer of employment for the position of Senior Conservation Officer to manage the Management Plan has been made to an internal candidate at DCC. The Clerk advised that he was awaiting a confirmed start date for this person to commence work on the management plan and would keep the Committee updated on this.

The Clerk advised that he was very impressed by the chosen candidate and that a major task of this individual's role will be to establish a working group of key consultees and the Clerk advised that he was pleased that the Parish Council, the City of Durham Trust and the Freemen have already been identified as target groups for this work.

8. To consider the latest updates on the Sniperley Park development

The Chair presented a report on the Sniperley Park development setting out that the Parish Council had received an early indication that the developers for the Sniperley Park development were submitting non-determination appeals to the Inspectorate for both extant applications for the site.

The Chair highlighted that the case officer in both applications has submitted a summary of why the Local Planning Authority is unable to positively determine these applications.

The Chair also highlighted that this may yet lead to a public inquiry.

The Chair advised that it is imperative that the development is as sustainable as it possibly could be and proposed that the City of Durham Trust, WRRAG and the Parish Council – together with any other interested groups – make a joint approach to DCC on this matter; highlighting the proposals non conformity to CDP Policy 5 which requires a masterplan for the site to be agreed ahead of any proposals.

The Clerk advised that there is still no set date for when the Sniperley masterplan will be agreed by DCC.

The Clerk also highlighted that there were still a number of internal (DCC) consultee responses to this application awaiting submission.

Amanda advised that WRRAG were concerned at the impact of this development on the local highways network and the pressure this will put on secondary schools in the City parish.

Both Amanda and John advised that each of the organisations they were representing today – WRRAG and the City of Durham Trust – would be happy to work with the Parish Council on this important issue.

The Chair proposed that the report included in the Agenda papers for today's meeting be put to Full Council on 30th June and this was **agreed** by the Committee.

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
(7th July 2022)**

ITEM 7: THE 2020 COUNTY DURHAM PLAN, POLICY 5, AND THE SNIPERLEY PARK MASTER PLAN

SUMMARY

Introduction

Recent world events have given a new sense of purpose to the intended construction of 1700 houses at Sniperley Park. The energy market, which has long relied almost exclusively on both hydro-carbons and external sources of supply, has de-stabilised and there is no certainty that it will be restored to its previous position, even in the long term. As a result, many countries, the UK included, now lack energy security, and the fear of this will soon far outweigh any concerns over global warming as nations scramble to cover their shortfalls.

This absence of energy security affects everyone and it must inform our planning protocols. Family household budgets, now and in the long term, can no longer be controlled or planned with any degree of certainty responding instead to the whims of the energy market. This has created an immediate need that, as a *sine qua non*, all future housing be built to energy secure standards, with housing that is both self-sustaining and forming a sustainable community.

Updating The Master Plan

Policy 5 in the 2020 County Durham Plan was drafted before this crisis emerged and was therefore based on what are now outdated assumptions and economic models. However, concerns over global warming with their associated planning constraints were already in place, and the Policy addressed those concerns as follows: "*Objective 17: Low Carbon - Reduce the causes of climate change and support the transition to a low carbon economy by encouraging and enabling the use of low and zero carbon technologies, supporting the development of appropriate renewable energy sources and sustainable and active transport.*"

Those policies, and their implementation in the Master Plan, must now be fully sustained if the County Council's original ambitions expressed in Policy 5 are to be realised: "*Sniperley Park will be a sustainable urban extension ... providing the right type of housing to meet the needs and aspirations of existing and future residents...The sites will deliver attractive, well-designed places, incorporating sustainable development principles, adopting sustainable construction methods, and using appropriate densities*". In particular, "*Development is required to be comprehensively master planned and ...will have regard to the provision ... of the infrastructure and services necessary to support them.*" All of these good intentions must be retained while the new energy demands are met.

British Energy Security Strategy

As from April 2022, all local planning authorities must now integrate their activities and responses with the British Energy Security Strategy which has identified faster decarbonisation as the primary route to energy security and independence. The planning constraints recommended in the government's most recent Carbon Budget for introduction in 2025 must be brought forward.

Durham County Council should therefore now build this essential directive into their Master Plan for Sniperley, rather than wait for its deadline to be reached in 3 years' time. To do otherwise, to pander to the recent demands of the building lobby to build on Sniperley immediately and without constraint, would be unpardonable because one central objective already embedded in the County Durham Plan was to "*support the transition to a low carbon economy by encouraging and enabling the use of low and*

zero carbon technologies and supporting the development of appropriate renewable energy sources”.

Enhancing the Master Plan

We believe that the Master Plan for Sniperley should include:

1. An Energy Assessment for the entire site designed to minimise energy consumption and greenhouse gas emissions with all properties satisfying the now updated 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 long-life battery storage in all homes and buildings.
5. Integrated 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.

Once this single, fundamental step is introduced into the Master Plan, many other structural and environmental needs that have been identified for the development of Sniperley will also fall into place.

Conclusion

The Master Plan, which embodies the key Policy 5 of the CDP, must be updated and amended. The old order, the old way of house building that used hydro-carbon sourced energy as a primary or only form of energy, must be set aside. From here on, all new housing must be self-sustaining in its provision for heating, lighting and transport. The development at Sniperley offers both the Council and the building lobby an excellent opportunity to achieve this zero-carbon goal by leading the way to what must soon become a national target.

In particular we recommend that applications for proposed development at Sniperley Park, DM/21/03574/OUT and DM/21/02360/FPA, should not be determined until all matters concerning the Master Plan have been resolved.