

City of Durham Parish Council

Minutes of Planning Committee meeting held at 2.00 pm on Friday 14th December 2018 in Room 2 Alington House, 4 North Bailey, Durham DH1 3ET

1. Welcome and apologies:

Present: Cllrs J Ashby (Chair), Ashfield, Brown, Elmer and Holland (Secretary). Cllr Doig in attendance. Cllr Holland was warmly welcomed back following his convalescence.

Apologies: Cllrs Cornwell and Reeves.

2. Declarations of interest: none.

3. Minutes of the Meeting on 30th November 2018: agreed as a correct record.

4. Public participation comments: no members of the public were present.

5. Matters arising

(a) The responses to the following applications were approved (for text of letters see Parish web site):

DM/18/02369/FPA Further submission regarding the new County HQ building.

DM/18/02897/AD Advertisement consent for temporary advertisement hoarding (Retrospective): Land Between Christchurch and 18 Claypath Durham DH1 1RH.

DM/18/02988/FPA Change of use of public open space to beer garden with parasol and metal barriers: Ebony Unit 8 Freemans Place Durham DH1 1SQ. Cllr Brown noted that the present installation of a Christmas tree was simply acting as a "stalking horse" to help sustain this application. The Durham Constabulary had already recommended refusal.

DM/18/03190/LB Insertion of commemorative brass miners' tokens: Durham Miners Association Miners Hall Flass Street Durham DH1 4BE.

DM/18/03366/FPA 2 story extension at rear of C4 property, including internal alterations: 8 The Hallgarth Durham DH1 3BJ.

DM/18/03437/FPA Reconfiguration to enlarge 4 bedroom HMO to 6 beds 22 Sutton Street Durham DH1 4BW.

DM/18/03545/FPA Change of use from dwelling (use class C3) to small HMO (use class C4): Candria 8 Palatine View Durham DH1 4QQ. No outcome yet reported.

(b) Update on the proposed new County HQ, to include Developments and possible further comments on planning applications **DM/18/02369/FPA** (the HQ building) and: **DM/18/02710/FPA** (the new coach park):

- (i). The solicitor's letter had not yet been received.
- (ii).

It was noted that the full legal submission must go before the Full Council.

(iii). It was also noted that there had been formal comments from both the Market Traders and the local shopkeepers concerning the loss of the car park.

(c) **DM/18/02734/FPA** Moon Jewellery 12 Silver Street Durham DH1 3RB: Despite a formal planning objection from the City Council requesting reference to the County Planning Committee this application had been passed under delegated powers. The officer had apologised. In future the Parish Council Planning Committee's wishes regarding referral to a County Council Planning Committee if the officer is minded to approve will be emphasised in the covering email/letter.

6. Oversight of the work of the Neighbourhood Plan Working Party, to include discussion on Local Green Spaces on and around Observatory Hill.

Cllr Ashby noted that this Plan had now become 'the child of the Parish Council' with this committee having oversight of the Neighbourhood Plan through the Working Party and reporting progress and major issues to Full Council. The proposed Local Green Space at Observatory Hill has now become the subject of formal objections from both the University and the Cathedral. This local green space protection was designated in the 2004 Local Plan. In public consultations on the draft Neighbourhood Plan in November/December 2017 to continue this protection, the County Council proposed increasing the area of this Local Green Space by 2 extra fields. Neither the University or Cathedral commented upon or objected to the proposal. Cllrs J Ashby drew attention to information concerning the loss of native orchids through ploughing, and Cllr Doig explained the grounds of a representation that the Nevilles Cross Community Association would be submitting. It was **agreed** that Cllr Brown would investigate, bearing in mind the protected nature of the orchids, how this had been allowed. It was further **agreed** that Cllr Elmer would use his expertise to add weight to this investigation and determine whether restorative action could be taken. Discussion followed about policy and practice on issuing press statements; this will be taken up at full Council.

7. Consideration of the following planning applications

(a) To note the following:

DM/18/03226/AD Illuminated fascia sign | 36 The Riverwalk Millburngate Durham DH1 4SL. Noted.

DM/18/03679/AD 2 internally illuminated fascia signs and 1 non-illuminated projecting sign: Savers 39 The Riverwalk Millburngate Durham DH1 4SL. Noted.

DM/18/03693/TPO 1 no. Birch Tree fell to ground and 2 no. Sycamore Trees crown reduce and reshape by 1.5m; 7 Almoners Barn Durham. Noted.

DH1 3TZ DM/18/03694/AD Internally illuminated with LED projecting sign: Ryman 32 High Street Durham DH1 3UL. Noted.

(b) To consider making representations on the following:

DM/18/03418/FPA Change of use from a C3 dwelling to a C4 HMO (3 bedroom) with external alterations to fenestrations: 24 Mistletoe Street Durham DH1 4EP. The contention of the applicant is that the interim policy, has failed on appeal a number of times due to the 'get-out' clause (e) of the Interim Policy. Also concern about the inappropriate very small window. It was **agreed** that Cllr Brown should prepare a draft objection for circulation to the Committee.

DM/18/03460/FPA Demolition of existing structure and construction of 56m of river wall and walkway: Marriott Royal County Hotel Old Elvet Durham DH1 3JN. **Agreed** that a favourable and positive report should be submitted by Cllr Ashfield.

DM/18/03487/VOC Variation of condition 13 pursuant to planning permission and **DM/18/00310/VOC** in order to extend the opening hours for the D2 cinema use to be open from 9am to 3am every day at The Riverwalk, Millburngate, Durham DH1 4SL. Committee **objected** to this application because the proposed hours of operation were anti-social to the residents and other members of the community. Cllr J Ashby to draft a letter of objection and proposing a closing time of 12 midnight.

DM/18/03576/FPA Rear Dormer Window: 18 Providence Row Durham DH1 1RS. Noted.

DM/18/03637/FPA Demolition and rebuilding of existing garden wall in brickwork including vehicular access gates and alterations to rear garden area to allow off-street parking: 30 Nevilledale Terrace Durham DH1 4QG. Committee welcomed the correct remediation. Cllr Brown will draft a response.

DM/18/03638/LB Insert conservation rooflight to rear elevation: 33 South Street Durham DH1 4QP. Noted, but Committee wondered what the difference was between a normal rooflight and a "conservation rooflight".

DM/18/03663/AD | Erection and display of 1no illuminated hanging sign, 1 illuminated poster sign, 1no non-illuminated fascia sign and 1no non-illuminated hoarding sign: Bridge Hotel 39 - 40 North Road Durham DH1 4SE. Noted, but it was **agreed** that Cllr Ashby would write a letter suggesting a more appropriate illustration referencing the viaduct.

DM/18/03705/FPA | Erection of two-storey extension at side of dwelling and single-storey extension to rear: 9 North Crescent Durham DH1 4NE. Noted but it was **agreed** that Cllr Ashby would question the design showing wood cladding contrary to the 1930s setting of this street.

8. To consider a budget for the Planning Committee in 2019

There was general discussion about the level of specified budget items for Planning Committee that should be put to Finance Committee. Cllr Doig proposed that the committee should set out its priorities and indications of its budget needs. This 'bid' needs to be with the Clerk by 3 January 2019 at the latest. Clearly the level of commitment to the DCC HQ Sands campaign would determine much of the financial backing require from Council, probably best expressed as a series of possible amounts reflecting increased levels of objection, and sustaining and protecting the Neighbourhood Plan will require further financial commitments. The idea was mentioned of a short-term post to identify HMOs in every street in the Parish. Committee Chairs will speak at Finance Committee on 11 January 2019 to explain the funding sought for each of the priorities. A draft note will be circulated to Committee by the Chair.

- 9. Any other business:** Cllr Ashby recalled that the Committee had asked for the attendance of an appropriate County Council officer to discuss the definition and management of HMOs, and that the officer had agreed and had requested dates. He undertook to arrange for the Committee's meeting dates to be offered.

10. Dates of future meetings

4 January 2019 - 14.00 to 16.00 hrs - Alington House room 2

18 January 2019 - 14.00 to 16.00 hrs - Alington House room 2

1 February 2019 - 14.00 to 16.00 hrs - Alington House room 2

There being no further business the meeting closed at 3.45 pm.

Signed



Roger Cornwell
Chair of Planning Committee.