

City of Durham Parish Council

Draft Minutes of Planning Committee meeting held at 2.00 pm on Friday 1st February 2019 in Room 2 Alington House, 4 North Bailey, Durham DH1 3ET

1. Welcome and apologies:

Present: Cllrs J Ashby, Ashfield, Brown, Cornwell (Chair), Elmer and Reeves.

Apologies: Cllr Holland, Adam Shanley.

2. Declarations of interest: none.

3. Minutes of the Meeting on 18th January 2019: agreed as a correct record.

4. Public participation comments: Alan Hayton of Whinney Hill Community Group was present.

5. Matters arising

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

DM/18/03618/AD | Advertisement Consent for the display of 1 No.

Externally Illuminated Hanging Sign, 1 No. Internally Illuminated Hanging Sign and 1 No. Internally Illuminated Fascia Sign: The Bishop Langley North Road Durham DH1 4PW

DM/18/03760/FPA | Retention of the timber clad fridge storage structure to rear yard area of 44 Saddler Street: Cellar Door Basement 41-42 Saddler Street Durham DH1 3NU.

6. Oversight of the work of the Neighbourhood Plan Working Party

(a) Enquiry about possible executive housing at Houghall College: the Neighbourhood Plan Working Group had received a request to deny or confirm a rumour about possible executive housing at Houghall College. The Committee **agreed** that it cannot confirm or deny a rumour, that the land is in the Green Belt, that the existing housing is for agricultural workers and is 'affordable' whereas 'executive housing' is not, and that a planning application for executive housing here should be rejected by the County Council as unjustified development in the Green Belt. **Cllr J Ashby** to draft and send to the Parish Clerk, with a copy of the enquiry, asking him to forward the draft to John Lowe, Secretary of the DCNP Working Group.

(b) AECOM's draft Sustainability Appraisal

The draft Sustainability Appraisal gives Option 3 (larger LGS at Observatory Hill) clearly the best score. The Committee **agreed** to recommend Option 3 and the draft text provided by Cllr J Ashby to the full Parish Council meeting on 28 February, so this needs to be included by **the Clerk** on the agenda for that meeting.

(c) Consultation on Draft Witton Gilbert Neighbourhood Plan: agreed to express the Parish Council's support via John Lowe, Secretary of the DCNP Working Group.

7. Consideration of the following planning applications

DM/18/03509/LB: Retention of Replacement Roof,10 Crossgate Durham DH1 4PS: noted.

DM/18/03736/VOC: Variation of condition 3 of planning permission to remove restriction on the maximum period of any single let. Condition 3 includes a limit of a '3 week let within any 6 months' which severely limits the ability to let the rooms, Ingleside Whinney Hill Durham DH1 3BE: Alan Hayton summarised the objection lodged by Whinney Hill Community Group, emphasising that this has been and will continue to be a long saga, the latest step being this application to remove a condition deliberately placed by the County Council's Planning Committee on the planning approval of three months ago.

Mr Hayton stated that the condition at issue forbids guests staying more than three weeks in any six month period but that he had experienced no problem asking for a four week booking. He asked the Committee to recommend refusal of the application. Cllr Cornwell read out a letter submitted with the application, but only today placed on the Planning Portal, which states that many bookings have been lost because the three weeks limit is insufficient for people needing to stay in Durham for several months. Cllr J Ashby wondered if revising the condition to perhaps a 3 months limit would be acceptable. It was agreed that the condition must not be removed entirely; any undertakings given by the current owners would be null and void upon a sale of the property. The Committee **agreed** to recommend that the application be refused as seeking to negate a condition that the County Planning Authority had recently consciously imposed; that if the Case Officer is minded to approve then the Parish Council wishes it to go to a Planning Committee; and to state that if a further application to amend the condition to a different period of time limit is made, the Parish Council would wish to be consulted. **Cllr J Ashby** to draft.

DM/18/03864/AD: Erection and Display of 2no. non-illuminated fascia signs and 1no. non-illuminated hanging sign, 81 New Elvet Durham DH1 3AQ: noted.

DM/19/00036/FPA: Single storey extension and retention of existing rear fire escape Kingsgate House 31 - 33 Church Street Durham DH1 3DG: **agreed** to object; Cllr Brown to draft.

DM/19/00037/LB: Listed Building Consent for single storey extension, retention of existing rear fire escape and installation of fascia signboard, Kingsgate House 31 - 33 Church Street Durham DH1 3DG: **agreed** to object; Cllr Brown to draft.

DM/19/00062/TCA: Crown reduce to previous pruning points of 2no. horse chestnut trees, crown reduce and lift to previous pruning points of 1no horse chestnut tree and 1no. ash tree and crown lift

above shrubbery of 1no. horse chestnut tree. Briardene Durham DH1 4QU: noted.

DM/19/00102/TCA: Removal of a group of trees on the site to ground level, 92A Claypath Durham DH1 1RG: Cllr Ashfield will make a site visit and advise **Cllr Brown** whether to seek a TPO on the group and also mention issue of absorption of air pollutants.

DM/19/00122/FPA: Replacement windows to front, 8 Waddington Street Durham DH1 4BG: noted.

DM/19/00136/FPA: Replacement windows to front, 7 Waddington Street Durham DH1 4BG: noted.

DM/19/00129/TPO: Tree Works, East Durham College Houghall Durham DH1 3SG: noted.

DM/19/00149/FPA: Construction of single storey extension to front of dwelling, 7 Ferens Close Durham DH1 1JX: reversion from C4 to C3 is welcome, **Cllr Reeves** to draft once Cllr Ashfield has checked local opinion.

DM/19/00157/LB: Abutment details to no. 16 South Bailey for the glazing to the proposed new learning resource centre building, Site of Former 17 South Bailey Durham DH1 3EE: noted.

DM/19/00172/LB: Stonework Repairs to Archway at West Gate of Works Yard A, Durham Cathedral The College Durham DH1 3EH: noted.

DM/19/00187/FPA: Construction of two-storey extension to west elevation of dwelling, raising of part of roof, re-cladding of existing building in render/timber cladding, new entrance gates and bollard lighting, construction of summer house in garden area and associated tree works, Quarryside Back Western Hill Durham DH1 4RG: **deferred** to next meeting. Cllr Cornwell will have draft response drafted for that meeting having investigate further.

DM/19/00195/FPA: Change of use from a dwelling (Use Class C3) to a 5- bedroom HMO (Use Class C4), The White House Newcastle Road Crossgate Moor Durham DH1 4HZ: noted.

DM/19/00201/TCA: Various tree works to 11 trees as identified in application form, Durham City Rugby Club Green Lane Durham DH1 3JU: Cllr Brown expressed dissatisfaction that the application has already been approved even though the deadline for comments is yet to be reached. Cllr Cornwell will write to the County Council to point this out and that any work on the trees must stop immediately.

DM/19/00222/TPO: Proposed felling of 8no. trees, 3 Flassburn Road Durham DH1 4LX: noted.

8. Pre-Submission Draft of the County Durham Plan

The Committee considered how best to facilitate the discussion at the extraordinary Parish Council meeting on 4 February 2019. Essentially, the meeting is to hear from various groups and Councillors and identify the particular issues for preparation of a draft Parish Council submission. Copies of the Parish Council's comments at Preferred Options stage can form the

basis of a draft submission but re-organised so as to be in the format set by the four tests of 'Soundness'.

9. Planning Committee protocols: deferred in the absence of the Clerk.

10. Dates of future meetings

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

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

Due to the confidential nature of the following items, in accordance with Section 100(A)(4) of the Local Government Act 1972, the member of the public was excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the LGA 1972 Act and section 1(2) of the Public Bodies (Admission to Meetings) Act 1960.

11. To consider developments regarding the proposed new County HQ on the Sands

The Committee endorsed the 'next steps' paper for item 5 on the agenda for the extraordinary Parish Council meeting on 4 February.

It was agreed that the suggestion by the Solicitor that a transport consultant might be helpful will be investigated by Cllr J Ashby as to costs.

There being no further business the meeting closed at 4.15 pm.

Signed,



Roger Cornwell

Chair of Planning Committee