

City of Durham Parish Council

Minutes of Planning Committee meeting held at 14:00 pm on Friday 19th July 2019 in Office 2, Clayport library building, 8 Millennium Pl, DH1 1WA.

Present: Cllr R Cornwell (in the Chair), Cllr L Brown and Cllr V Ashfield.

Also present: Parish Clerk Adam Shanley and 1 member of the public.

1. Welcome and apologies

Apologies were received from Cllrs J Ashby, J Elmer, G Holland and C Reeves

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 5 July 2019.

The Minutes of the meeting held on 5th July were accepted as a true and accurate record of proceedings.

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

Mr Doug Scott advised that he was in attendance to discuss planning application DM/19/01418/FPA.

5. Proposed new County HQ on the Sands (planning reference DM/18/02369/FPA):

- a. Response to Freedom of Information Request FOI20198365AS
- b. Ecologist's report re otters
- c. De-registration of the Common land at The Sands.
- d. Any other relevant developments

6. Planning Budget 2019/20

The Clerk reported that, following the decision at the Full Council meeting in June, whereupon Councillors resolved not to seek a renewal apply for a judicial review into the County Council's proposed new HQ site on the Sands, there is a need to reconsider the Planning Committee budget for the present financial year. The Clerk advised that, at present, once the County Council's fee and the remainder of the costs for Richard Buxton are paid, the Parish Council will have in excess of £45,000 left over in the planning budget.

Members **agreed** that £10,000 ought to be allocated towards the priority of the planning committee relating to the County Council Headquarters at the Sands.

Members also **agreed** that match funding hopefully alongside the four County Councillors on the Parish Council could be put towards entering into a Service Level Agreement with the County Council for a dedicated Planning Enforcement Officer. Members agreed that £4,000-£5,000 from the Parish Council could be put towards this.

The remainder of this fund could go towards the priorities of the Environment Committee and the Business Committee.

7. Matters arising:

- a. **to approve the following responses (for text of letters see Parish web site):**

DM/19/01893/TPO | Various tree works Land At North End Durham DH1 4LU. The response to this application was **approved** by the Committee.

DM/19/01906/AD | Flat panel internally illuminated shopfront signs, 1 no projecting sign, 2 internally fixed non illuminated signs and SAV applied internally to existing windows | 16 High Street Durham DH1 3UJ

DM/19/01912/FPA | Erection of a first floor extension to create two storey dwelling and first floor external roof terrace etc | The Bungalow Quarry House Lane Crossgate Moor Durham DH1 4JA. The response to this application was **approved** by the Committee.

DM/19/01935/FPA and **DM/19/01936/LB** | Conversion of building to permit ground floor Drinking Establishment (A4) and 7no. bed house in multiple occupation (Sui-Generis) including various external alterations | 34 - 35 Saddler Street Durham DH1 3NU. The response to this application was **approved** by the Committee.

- b. **Report on meeting re DM/19/01308/FPA | Change of use and subdivision of 1no A2 unit to 1no sui-generis (distillery) unit and 1no A3 (cafe) unit| 30 High Street Durham DH1 3UL.**

The Chair advised that he and Cllrs J and E Ashby had met with the agent acting on behalf of the applicant of this planning application. The Chair reported that they had been satisfied of the outcome of the meeting and the points raised in the original application response by the Parish Council. The Chair advised that he would be drafting a letter requesting that they be made a condition of the application being granted and, if so, the Committee would remove its objection. This was **agreed** by the Committee. The Chair also reported that the proposed distillery on Riverside would not be happening. Cllr L Brown as Chair of the Parish Council Licensing Committee advised that she would look into the Riverside premises license.

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

The Chair advised that the responses to the Regulation 14 consultation were being collated and considered by the Working Party.

The Clerk asked whether a letter had been submitted to DCC in response to their representation to the draft Plan. The Chair reported that Cllr J Ashby would be drafting this.

The Clerk also requested that the Chair of the Planning Committee ask about the budgetary requirements needed going forward for the delivery of the Neighbourhood Plan.

9. Planning applications: To consider making representations on the following:

DM/19/01229/FPA and **DM/19/01423/LB** | Single storey extension to west elevation, internal alterations, replacement of roof covering and guttering | Old Granary Crook Hall Sidegate Durham DH1 5SZ. It was **agreed** to note this application.

DM/19/01418/FPA | The change of use of a six-bedroom dwelling (Class C3) to a small House in Multiple Occupation (Class C4) or a six-bed dwelling (C3) | 24 Nevilledale Terrace Durham DH1 4QG. Mr Doug Scott (member of the public) attended the meeting to discuss this application. He advised that he and other neighbours would be objecting to this application. This property has been used as a C4 in the past and had also been the subject of legal action. The Committee considered this application and it was **agreed** to object to this application. Cllr L Brown **agreed** to draft the letter of objection.
Mr Doug Scott left the meeting at this stage.

DM/19/01810/FPA | Part two storey rear extension and part single storey rear extension, raising of ridge height and loft conversion, increasing from 4 to 6 bedrooms. | 22 Blaidwood Drive Durham DH1 3TD. It was **agreed** to defer consideration of this application until the next Planning Committee meeting.

DM/19/01947/AD | Retention of vinyl images applied to outside surface of front and side windows | 81 New Elvet Durham DH1 3AQ. It was **agreed** to note this application.

DM/19/01977/AD | Illuminated and non-illuminated fascia, hanging and menu board signage | Unit R09 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to note this application.

DM/19/02062/VOC | Variation of condition 2 pursuant to DM/19/00371/FPA Minor amendment to approved plans. Adding first floor window to Kitchen/Lounge/Dining for improved lighting | Corner House Potters Bank Durham DH1 3PS. It was **agreed** to note this application.

DM/19/02077/AD | Erection of 11 illuminated advertisements and 2 non-illuminated advertisements | Millburngate House Framwelgate Waterside Durham DH1 5TL. It was **agreed** to note this application.

DM/19/02144/FPA | Erection of part 2 storey, part single storey to rear of existing C4 House in Multiple Occupation. | 7 Mavin Street Durham DH1 3AU. It was **agreed** to object to this application. The Chair advised that he would be asking Cllr J Ashby to draft the letter of objection on this one on behalf of the Parish Council.

DM/19/02176/FPA | Erection of 1no. two storey 2-bed dwelling with associated parking (hardstanding) and access, and demolition of existing garage. | Valley House Nevilles Cross Bank Durham DH1 4JN. It was **agreed** to note this application.

DM/19/02184/LB | Masonry Restoration | Railway Station Station Approach Durham DH1 4RB. It was **agreed** to send a letter of commendation on this planning application. Cllr L Brown **agreed** to draft the letter of commendation.

DM/19/02199/FPA and **DM/19/02200/LB** | Erection of part two storey, part single storey extension to rear to form 1no. self-contained 5-bed house in multiple occupation (C4) to 1st and 2nd Floor and additional retail office, storage and welfare facilities to ground floor. | 21 Market Place Durham DH1 3NJ. It was **agreed** to defer consideration of this planning application until the design and access statement is provided. The Clerk **agreed** to request this from the planning department at the County Council.

DM/19/02214/PNC | Prior Approval - Change of use of B1 office to C3 residential (3 x 1-bedroom studios). | Part Second Floor Bridge House North Road Durham DH1 4PW. It was **agreed** to note this application.

10. Continuing display of pub sign at the Revolution Bar, North Road, Durham DH1 4PW, consent for which was refused on 31 January 2019 (ref DM/18/03618/AD). It was agreed that a letter be submitted to enforcement at the County Council requesting the removal of this sign. Cllr R Cornwell agreed to draft this letter.

11. Regulation 7 Direction on Lettings Boards: report on progress, or lack of it.

It was agreed to draft a letter to Neil Carter, Solicitor at Durham County Council over the continued display of lettings boards in the Conservation Area in Durham despite the Regulation 7 Direction. Cllr R Cornwell agreed to draft the letter on this.

12. Dates of future meetings

2 August 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.
16 August 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

There being no further business, the Chair thanked Members for their attendance and closed the meeting.

Signed,

A handwritten signature in black ink, appearing to read 'R. Cornwell', written over a horizontal line.

Chair of the City of Durham Parish Council Planning Committee