

City of Durham Parish Council

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

Present: Cllr R Cornwell (in the Chair), Cllr J Ashby, Cllr V Ashfield, Cllr G Holland and Cllr C Reeves

Also present: Parish Clerk Adam Shanley, Janet George (member of the public), Yvonne Edwards (Durham University) Faith Folley (DPP Planning), John Seebacher (DPP Planning) and Rachel Raine (DPP Planning).

1. Welcome and apologies

Apologies were received from Cllrs J Elmer and L Brown

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 25 October 2019

The minutes of the meeting held on 25th October 2019 were unanimously **agreed** as a true and accurate record of proceedings.

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

Janet George attended the Planning Committee meeting to provide the Parish Council with a letter she had received from Durham County Council's planning department following her objection to planning application DM/19/03170/CEU. Janet advised that she and another neighbour to the property being considered as part of application DM/19/03170/CEU had submitted an objection and had also provided evidence to Durham County Council that the house was both uninhabited and uninhabitable as building work was carried out. The Chair highlighted another recent similar case whereby the Inspector had made it clear that the relevant date was when the new tenants actually moved in, not when the owner decided to convert the house to an HMO nor indeed the date on a tenancy agreement. It was **agreed** to send a further letter to the Planning department at DCC providing further information, reiterating the Parish Council's objection and requesting that this application be called to Committee if minded to approve. The Chair thanked Janet George for attending the meeting. Janet left the meeting.

5. Matters arising:

DM/19/02871/AD and **DM/19/02874/LB** | Half Moon Hotel 86 New Elvet Durham DH1 3AQ. The draft response to these applications were **agreed** by the Committee.

DM/19/02966/FPA and **DM/19/02967/LB** | Half Moon Hotel 86 New Elvet Durham DH1 3AQ. The draft response to these applications were **agreed** by the Committee.

DM/19/03139/FPA | Crematorium South Road Durham DH1 3TQ. The draft response to this application was **agreed** by the Committee. The Clerk did however highlight that neither the applicant nor the Planning department at DCC had responded to the request for further information on this application.

DM/19/03143/LB | Basement 41 - 42 Saddler Street Durham DH1 3NU. The draft response to this application was **agreed** by the Committee.

DM/19/03170/CEU | 11 Mayorswell Close Durham DH1 1JU. The draft response to this application was **agreed** by the Committee.

DM/19/03176/FPA | 18 Mavin Street Durham DH1 3AU. The draft response to this application was **agreed** by the Committee.

DM/19/03177/FPA | 13 Mavin Street Durham DH1 3AU. The draft response to this application was **agreed** by the Committee.

DM/19/03257/FPA | 32 Whinney Hill Durham DH1 3BE. The draft response to this application was **agreed** by the Committee.

DM/19/03317/CPO | 6 Mitchell Street Durham DH1 4DQ. The draft response to this application was **agreed** by the Committee.

Cllr R Cornwell **agreed** to represent the Parish Council at the forthcoming Central and East Planning Committee at Durham County Council in relation to application DM/19/02862/FPA.

The Committee also **agreed** to reiterate their objection following receipt of a notification of appeal from the applicant for DM/19/02375/PNT.

6. Planning applications:

- a.** Consideration of amended plans for DM/19/02553/FPA (Demolition of former baths & construction of new Business School etc).

A number of representatives from both Durham University and DPP Planning (consultants for the scheme) attended the meeting to discuss the revised plans from the proposed new Durham University Business School. Faith Folley (DPP Planning) advised that they had considered the Parish Council's comments on the original application and had submitted some revisions to satisfy some of the concerns expressed. Faith advised that DPP and Durham University were aware of the concerns primarily in relation to the Eastern elevation of the building and had sought to change the building with the aim of addressing those concerns. Faith advised that the landscaping scheme remained the same in terms of the proposed tree planting (25 new large specimens of trees, 1000 small specimens). Computer generated images of the proposed new building were provided by the consultants showing both Summer and Winter views of the building.

The Chair thanked the consultants for the giving the Parish Council the opportunity to see the building in a 3D display at a meeting some weeks earlier.

Faith advised that the building had been made slightly smaller and set further back to address the issues of the building having an impact on views from the Cathedral tower in particular. The trees proposed to be planted as part of the scheme would also cover the building from this view.

Cllrs V Ashfield and G Holland expressed a dislike for the architecture of the proposed building.

Cllr J Ashby thanked the consultants and the University for looking to address the concerns expressed by the Parish Council.

The Chair thanked the representatives from Durham University and DPP Planning for attending the meeting. At this point, all four representatives left the meeting.

It was **agreed** to respond to the revised plans stating that two of the original concerns had been addressed. Cllr J Ashby **agreed** to draft the response.

- b.** Planning applications held over from 25 October:

DM/19/02640/AD | Display of bronze plaque to display information related to St. Cuthbert and The Journey Statue. | Clayport Library 8 Millennium Place Durham DH1

1WA (8 November). It was **agreed** to note this application.

DM/19/03030/AD | Dibond Sign mounted to the front of the shop Height 80 cm x 490 cm length with the white background to match the style of the shop front sounding and orange text to match company colours. | 9 Silver Street Durham DH1 3RB (1 November). It was **agreed** to note this application.

- c. To consider making representations on the following (the date in parenthesis is the deadline to call the application to committee):

DM/19/03309/FPA | Replacement of Existing Timber Front Door with Composite and Replacement of Existing Timber Ground Floor Front Bay Window with UPVC | 16 Mistletoe Street Durham DH1 4EP (21 November). It was **agreed** to object to this application. Cllr G Holland **agreed** to draft the response to this application.

DM/19/03355/FPA | Replace existing conservatory with a rendered single-storey rear extension | 1 St Oswalds Drive Durham DH1 3TE (15 November). It was **agreed** to note this application.

DM/19/03359/FPA | Replacement of First Floor UPVC Window with Timber Painted Window | 13 Lawson Terrace Durham DH1 4EW (21 November). It was **agreed** to note this application.

DM/19/03368/FPA | Creation of two bedrooms above an existing garage and kitchen, extension of ground floor front elevation of existing flat roofed area by 1.8m to create a boot room and W/C and other external alterations. | 2 Aykley Green Durham DH1 4LN (19 November). It was **agreed** to note this application.

DM/19/03382/LB | Replacement Timber Windows | Covered Market Market Place Durham DH1 3NJ (28 November). It was **agreed** to note this application.

DM/19/03386/FPA | Erection of two storey detached brick garage with; carport, cycle storage and general storage to the ground floor; studio space W/C and storage to the first floor. | Hallgarth Farm House The Hallgarth Durham DH1 3BJ (28 November). It was **agreed** to note this application.

DM/19/03397/LB | 2No Non-Illuminated Banner Signs | Covered Market Market Place Durham DH1 3NJ (28 November). It was **agreed** to note this application.

DM/19/03408/FPA | Change of use from single dwelling house C3 with 2 bedrooms to HMO C4 with 4 bedrooms | 29 Lawson Terrace Durham DH1 4EW (28 November). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

DM/19/03409/AD | Advertisement consent for the display of 2 No. Externally Illuminated Hanging Signs and 1 No. Internally Illuminated Fascia Sign | The Bishop Langley North Road Durham DH1 4PW (25 November). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

DM/19/03436/TPO | To prune overhanging branches of Ash, Sycamore, Maple, Elm and Poplar trees back in line with the boundary | 24 Westhouse Avenue Nevilles Cross Durham DH1 4FH (25 November). It was **agreed** to note this application.

DM/19/03438/FPA | Change of use from single dwelling house C3 with two bedrooms to HMO with 4 bedrooms and dormer window to rear roofslope | 29 Lawson Terrace Durham DH1 4EW (25 November). It was

agreed to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

Cllr C Reeves offered to draft a press release welcoming those planning applications that were either upgrading existing wooden windows with wood, or replacing uPVC with wood.

7. Consideration of Parish Council Planning Committee budget for the financial year 2020-21

Members considered expenditure for the Planning Committee in the forthcoming financial year. The Clerk highlighted that expenditure had already been agreed up until January 2021 for the provision of an enhanced planning enforcement service but expenditure would need to be considered for this priority should the Parish Council wish to continue with this service.

It was **agreed** that £6,000 should be proposed to Full Council in case of the need for a public inquiry regarding the de-registration of the coach park at the Sands as Common land.

It was **agreed** that £500 should be proposed in case of any printing required for the Neighbourhood Plan.

It was **agreed** that £1,000 should be proposed in case of any professional support needed in responding to Planning applications.

The Clerk highlighted that there is still £7,500 remaining for the HMO investigation/ SLA with Durham University on HMO locations within the City of Durham Parish Area.

8. Consideration of Minister's response to the Parish Council in relation to Central Government financial support for areas with a high number of council tax class M and N properties.

Members considered the recent responses to FOI requests submitted to the County Council in relation to loss in Council tax due to class M and N properties. These highlighted that approximately £7.5 million was lost in the financial year 2018-19 due to these exemptions. Cllrs J Ashby and R Cornwell advised that they would like to look further into the figures available via the Valuation Office website.

It was **agreed** that a report should go to the November Full Council meeting on this matter with the following recommendations:

- That the Parish Council requests a breakdown of the formula from Government on the amount relating to student council tax exemptions paid to DCC as part of the Local Government Finance Settlement.
- That the Parish Council writes to DCC requesting that a percentage of the funds paid as part of the Settlement to DCC by central Government be passed on to the Parish Council (as per Minister's response).
- That the Parish Council writes to Durham University formally requesting that they increase their contribution to local service spending in light of the loss of council tax.

- That the Parish Council writes to the Head of Planning at DCC requesting that any section 106 monies arising from permitted development as part of the University's Masterplan be used for local services which combat any negative impact on the locality and not on other priorities e.g. public art.

9. County Durham Plan

Members **agreed** to note the replies to the Inspector's Supplementary Questions on Matters 5-7 and also the replies to Inspector's Action Points on Matters 1-4.

10. Proposed new County HQ on the Sands (planning reference DM/18/02369/FPA): Any relevant developments

The Clerk advised that the next newsletter from Kier is due to arrive in the next day or so. The Clerk also advised that he would chase up a reply from Kier on the proposed next date, time and membership of the (yet to be formally established) Community stakeholder group.

11. Dates of future meetings

22 November 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

6 December 2019 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

Due to the confidential nature of the following items, in accordance with Section 100(A)(4) of the Local Government Act 1972, the press and the public were 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. At this point in time the press and the public were asked to leave the room

12. Deregistration of common land: consideration of our response to the County Council's response to representations received.

The Chair advised that the County Council had responded to the number of objections submitted as part of their application to have the coach park at the Sands de-registered as Common land. The Chair advised that a meeting had taken place between the Freeman, the Parish Council and the barrister who acted on both parties' behalf in writing the original objection to the plans. At the meeting, a number of inaccuracies were highlighted in the County Council's response and it was felt that this ought to be highlighted to the Planning Inspectorate. Members **agreed** that the barrister should be asked to respond to the County Council response to objections; a decision on cost to be approved in writing and ratified by Full Council.

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

Signed

Rgs Cunnell

22/11/2019.

Chair of the City of Durham Parish Council Planning Committee