

City of Durham Parish Council

Minutes of Planning Committee meeting held at 14:00 pm on Friday 10th January 2020 in Office 2, Clayport library building, 8 Millennium Pl, DH1 1WA.

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

Also present: Parish Clerk Adam Shanley, Mrs Gillian Thompson (Member of the public) and Cllr Esther Ashby (Member of the public)

1. Welcome and apologies

Apologies were received from Cllrs J Elmer and G Holland

2. To receive any declarations of interest from members

Cllr R Cornwell declared an interest in application DM/19/02853/FPA and Cllr L Brown declared an interest in application DM/19/03885/FPA.

3. To receive and approve as a correct record the minutes of the meeting on 6 December 2019.

The Minutes of the meeting held on 6th December 2019 were unanimously agreed as a true and accurate record of proceedings.

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

Mrs Gillian Thompson attended to discuss application DM/19/03408/FPA. Mrs Thompson advised that she was the applicant for this planning application and she was aware of the Parish Council's objection. Mrs Thompson advised that she and her mother hoped that the Parish Council could reconsider their objection and advised that she intended to be good quality local student landlord. The Chair advised that the application would be considered at the Central and East Planning Committee on Tuesday 14th January and Mrs Thompson would most likely have a decision on this application at this meeting. The Chair noted that the officer recommendation was to approve the application. It was **agreed** that the Parish Council should maintain its objection.

Mrs Thompson left the meeting.

Cllr E Ashby advised that she was attending the meeting as she was aware of a number of new applications which included illuminated signage and felt the Parish Council's Planning and Environment Committees ought to look into tackling issues around light pollution. It was agreed that the Clerk should investigate lighting policy and the County Council's lighting strategy further and produce a report for consideration at both Committees of the Parish Council.

5. Matters arising:

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

DM/19/03313/FPA | Temporary change of use until end of June 2020 from C3 to C4 | 3 The Bowers Durham DH1 4EH. The response to this application was **agreed** by the Committee.

DM/19/03508/FPA | Change of use from existing six-bedroom HMO (C4) to eight-bedroom HMO (*sui generis*) including dormer loft conversion and other associated internal alterations | 18 The Avenue Durham DH1 4ED. The response

to this application was **agreed** by the Committee.

DM/19/03677/FPA | Replacement of welsh slate roof tiles with Marley composite roof tiles (retrospective) | 20 - 21 Church Street Head Durham DH1 3DN. The response to this application was **agreed** by the Committee.

6. County Durham Plan: re the Inspector's action points published on 17 December

The Chair advised that he as Chair of the Parish Council Planning Committee, the Clerk and the Chair of the Parish Council had all considered the action points from the Inspector and had agreed that no further action was needed on these at present.

Cllr J Ashby advised that the County Council had until today (10th January 2020) in order to respond to the questions from the Inspector and the responses would be made public. Cllr J Ashby advised that he was expecting to see further concessions to the 60 pages or so made already following the Inspectors responses. Cllr J Ashby advised that he felt that this was a good indication of the robustness of the Inspector and the representations made on the Local Plan.

7. Neighbourhood Plan Consultation: verbal update re consultation

The Chair reminded Members that the Neighbourhood Plan Regulation 16 consultation commenced on Monday 6th January and would run for a period of six weeks.

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

The Chair advised that there were no further updates on the creation of the community engagement group, however advised that he had been invited to a meeting of the St Nicholas Community Forum which included representatives from Kier and Durham County Council.

The Clerk also advised that he had received a response to the Parish Council letter of complaint following publication of the latest Kier newsletter to residents which was felt to be inadequate in information.

Cllr J Ashby advised that he felt that the Parish Council should be consulted and have their say on what form Kier's proposed community project should take.

9. Consideration of response from DCC to latest comments by Freeman and City of Durham Parish Council

The Clerk advised that a paper with recommendations would need to go to Full Council for approval following receipt of the latest rebuttal from DCC on their application to de-register the common land. The Clerk advised that the Freeman have requested to be kept updated on what decision the Parish Council may come to on this matter.

10. Verbal update from Finance Committee held on 7 January

The Clerk reported that the Parish Council Planning Committee budget agreed at the Finance Committee was £4,300 – this included £2,000 towards professional support in responding to planning application, £1,800 towards the planning enforcement service level agreement and £500 towards printing costs for the Neighbourhood Plan.

11. Planning applications:

- a. To consider action re the following appeals:

DM/19/02669/VOC | Variation of Condition 4 (Opening Hours) pursuant to DM/16/03376/FPA | 17 Hallgarth Street Durham DH1 3AT – expiry date

13 January 2020. It was **agreed** to submit further information on this appeal and maintain the original objection.

DM/19/02853/FPA | The change of use from a dwelling (Use Class C3) to a small house in multiple occupation (Use Class C4). | 27 May Street Durham DH1 4EN – expiry date 24 January 2020. It was **agreed** to submit further information on this appeal and maintain the original objection.

DM/19/01673/FPA | Demolition of existing extension, erection of two-storey extension, minor internal alterations, like for like replacement of bay window and change of use to a house in multiple occupation (sui generis). | 22 Allergate Durham DH1 4ET Appeal lodged but as yet no starting date. It was **agreed** to defer a decision on this appeal until further details of the grounds of appeal be published.

b. To confirm urgent action taken re the following Planning Applications:

DM/19/03159/FPA | Change of Use of A3 (Restaurant) to Restaurant (Use Class A3) and Bar (Use Class A4) and external alterations to create a new shopfront | Units 35A-C The Riverwalk Millburngate Durham DH1 4SL (3 January). The response to this application was **agreed** by the Committee.

DM/19/03160/AD | Various signage to the front and gable elevations of the building | Units 35A-C The Riverwalk Millburngate Durham DH1 4SL (3 January). The response to this application was **agreed** by the Committee.

c. To consider the following Planning Applications

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 (Further supporting information received since we considered this application and made an objection). It was **agreed** to maintain the objection to this application.

DM/19/03431/LB | Listed Building Consent for the installation of sensor light to front elevation and retention of light to rear elevation. | 10C Church Street Durham DH1 3DQ (2 January). It was **agreed** to note this application.

DM/19/03684/FPA | To demolish and rebuild existing single-storey extensions to the rear of existing C4 HMO and alterations to fenestration | 16 Boyd Street Durham DH1 3DP (9 January). It was **agreed** to object to this application. Cllrs V Ashfield and L Brown **agreed** to work together on drafting a response to this.

DM/19/03705/AD | 1 illuminated v shaped totem sign and 3 non-illuminated panel signs | 43, 44 And 25 The Riverwalk Millburngate Durham DH1 4SL (3 January). It was **agreed** to note this application.

DM/19/03712/FPA | Retention of Material Change of Use from Detached Outbuilding to First Floor Residential Apartment | Spring Cottage Clay Lane Durham DH1 4QL (9 January). It was **agreed** to note this application, however Cllr L Brown advised that she would submit conditions on this application as a County Councillor.

DM/19/03728/FPA and **DM/19/03729/LB** | Replacement Fenestration and Internal Alterations | Soanes House Burn Hall Durham DH1 3SS (2 January). It was **agreed** to note this application.

DM/19/03757/FPA | Single storey rear extension and two storey side extension. | 1 Warwick Court Durham DH1 3QA (8 January). It was **agreed** to note this application.

DM/19/03774/CPO | Dormer window to rear roof slope with additional window in side elevation and 3 no. Roof lights to the front | 12 Baliol Square Durham DH1 3QH. It was **agreed** to note this application.

DM/19/03787/FPA | Ground Floor Extension, Reception and Associated Internal Alterations | Brooks House 94 Whinney Hill Durham DH1 3BQ (23 January). It was **agreed** to note this application.

DM/19/03795/FPA | Single-Storey Front, Side and Two-Storey Rear Extensions | 6 Orchard Drive Durham DH1 1LA (23 January). It was **agreed** to note this application.

DM/19/03806/FPA | Change of use of dwelling (Use Class C3) to small House in Multiple Occupation (Use Class C4) | 7 Wearside Drive Durham DH1 1LE (9 January). It was **agreed** to object to this application subject to further investigation. Cllr J Ashby **agreed** to draft the response to this. The Clerk also **agreed** to make planning enforcement aware of potential unregistered HMOs in this area and the Clerk also **agreed** to seek legal advice on the covenants on properties in this area.

DM/19/03833/LB | Upgrading of internal fire detection systems | 5 The College Durham DH1 3EQ (9 January 2020). It was **agreed** to note this application.

DM/19/03834/LB | Upgrading of Existing Fire Detection System | 47 - 51 Old Elvet Durham DH1 3HN (23 January). It was **agreed** to note this application.

DM/19/03837/AD | Display of illuminated fascia sign, window vinyls and illuminated menu board to front elevation. | Ground Floor 66 Saddler Street Durham DH1 3NP (6 January). It was **agreed** that the Clerk should write to the planning department to highlight a potential fault in the validation of this application and to also request that any granting of this application should only be in relation to the display of illuminated signage, which the Committee **agreed** to note.

DM/19/03885/FPA | Erection of replacement green house and pergola | 1 Riverside Lodge Burn Hall Durham DH1 3SS (13 January). It was **agreed** to note this application.

DM/19/03929/FPA | Retention of External Extract Equipment | 17 Hallgarth Street Durham DH1 3AT (10 January). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

DM/19/03943/LB | Demolition of existing brick built rear extension and timber framed conservatory. Construction of contemporary accessible living extension and stand-alone workshop. | 173 Gilesgate Durham DH1 1QH (24 January or later). It was **agreed** to commend this application. Cllr R Cornwell **agreed** to draft the response to this application.

- 12. To decide Parish representation and approach to matters being considered at the meeting of the Area Planning Committee (Central and East) - Tuesday 14 January 2020 1.00 pm:**

DM/19/03459/FPA and **DM/19/03494/FPA** – 17 and 18 Providence Row, Durham, DH1 1RS. It was **agreed** that Cllr G Holland should represent the Parish Council for both these planning applications. It was also agreed that these (originally separate) applications should be considered together as per the County Council's request. It was agreed however as part of this that the Clerk should request more time for presentation to Committee if needed.

DM/19/03408/FPA - 29 Lawson Terrace, Durham, DH1 4EW: Change of use from single dwelling house C3 with 2 bedrooms to HMO C4 with 4 bedrooms. It was **agreed** that Cllr R Cornwell should represent the Parish Council at the Planning Committee on this application.

DM/19/03409/AD - North Road, Durham, DH1 4PW: Advertisement consent for the display of 2 No. Externally Illuminated Hanging Signs and 1 No. Internally Illuminated Fascia Sign Revolution Bar (Formerly Bishop Langley). It was **agreed** that Cllr R Cornwell should represent the Parish Council at the Planning Committee on this application.

13. Dates of future meetings

24 January 2020 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

7 February 2020 - 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

 24/1/2020

Chair of the City of Durham Parish Council Planning Committee