

City of Durham Parish Council

Minutes of Planning Committee meeting held at 14:00 pm on Friday 6th March 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, Cllr L Brown, Cllr G Holland and Cllr C Reeves

Also present: Parish Clerk Adam Shanley and Mr John Pacey

1. Welcome and apologies

Apologies were received from Cllr J Elmer.

2. To receive any declarations of interest from members

Cllrs J Ashby, R Cornwell and C Reeves declared an interest in applications DM/20/00525/FPA and DM/20/00526/LB.

Cllr L Brown declared an interest in application DM/20/00165/FPA and in item 12.

3. To receive and approve as a correct record the minutes of the meeting on 21 February 2020

The minutes of the meeting held on 21st February 2020 were unanimously agreed as a true and accurate record of proceedings.

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

Mr John Pacey advised that he would be objecting to application DM/20/00387/FPA and he wanted to hear how the Parish Council would respond to this application.

5. Matters arising: to approve responses on the following planning applications (for text see Parish website):

DM/20/00262/FPA | Erection of part two-storey/part single-storey extension at rear of existing small HMO (use class C4). | 75 Whinney Hill Durham DH1 3BG. The response to this application was **agreed** by the Committee.

DM/19/03159/FPA and DM/19/03160/AD - The Curious Mr Fox, Units 35A-C The Riverwalk Millburngate Durham DH1 4SL. The responses to these applications were **agreed** by the Committee. The Committee also **agreed** that application DM/19/03159/FPA should not go to the Central and East Planning Committee and should instead be decided under delegated authority.

6. Resisting conversions of family homes to student accommodation

Cllr L Brown advised that she had contacted Spatial Policy at DCC again regarding the progress of extending the Article 4 Direction. Cllr L Brown advised that this seemed to be taking longer than originally envisaged.

The Chair reminded Members that the Full Parish Council meeting had agreed to delegate responsibility to the Parish Council Planning Committee to decide on contracting the services of a planning consultant to formulate an evidence base for the extension of the Article 4 Direction. The Clerk advised that three quotes had been received in accordance with Standing Orders and the Committee **agreed** to contract the services of the most cost-effective consultant.

7. County Durham Plan

Members welcomed the news following the Inspector's Note 21 regarding deletion of the Northern and Western Relief Roads from the County Durham Plan.

Cllr J Ashby advised that he felt that there is lots to hope for and the Inspector now has the opportunity to protect the greenbelt.

The Chair advised that he felt that the dualling of the A167 travelling South bound from the Sniperley roundabout now looked possible.

The Chair also advised that the consultation on the main modifications is a chance to have a say on strategic and non-strategic policies in line with the National Planning Policy Framework.

Mr John Pacey advised that he felt that the collaborative working between the Parish Council, the City of Durham Trust and the Greenbelt Group had worked very well.

8. Neighbourhood Plan Consultation

The Chair reminded Members that the Regulation 16 consultation had now ended and a number of representations had now been submitted.

The Chair advised that he and other Members of the Neighbourhood Plan Working Party were concerned that DCC may have considered the wrong version of the document in their submission. He was also concerned that the Examiner had been misinformed by the County Council on two other matters. An urgent meeting with the County Council had been sought by the Clerk to discuss this and a letter to the Examiner Tony Burton has now been sent in order to clarify the position on this.

The Clerk updated the Committee on an e-mail received from the Spatial Planning officer dealing with the Neighbourhood Plan which stated that he was not aware of a Habitats Regulation Assessment and of a number of emails pertinent to the Plan. It was agreed that the Chair, Vice-Chair and the Clerk seek a meeting with the officer as soon as possible.

9. New County HQ on the Sands (planning reference DM/18/02369/FPA)

The Clerk advised that he is still awaiting confirmation on the date and time of the upcoming Stakeholder Engagement meeting.

The Chair also advised that correspondence had been received from Mr Tony Cowan regarding the issue of flooding at the site. It was **agreed** that the Clerk should write to the Environment Agency about this in order to seek assurances from them on this issue.

10. To consider these planning applications (the date in brackets is the deadline to call to committee):

a. To note the following

DM/20/00083/TPO | Remove deceased branch from 1 no. Maple tree | 15 Faraday Court Nevilles Cross Durham DH1 4FG (16 March). It was **agreed** to note this application.

DM/20/00240/CEU | Certificate of lawfulness application for an existing use for the change of use of C3 Dwellinghouse to large HMO (Sui generis) | First And Second Floor Flat 89A Claypath Durham DH1 1RG (11 March). It was **agreed** to note this application.

DM/20/00378/FPA | Two-Storey Side and Rear Extensions plus Single-Storey Rear Extension | 3 The Grove North End Durham DH1 4LU (17 March). It was **agreed** to note this application.

DM/20/00472/TPO | Fell 1 no. Ash (T1) and remove 1 stem to 1 no. Cherry (T2) | St Cuthberts Hospice Park House Road Durham DH1 3QF (20 March). It was **agreed** to note this application.

b. To consider making representations on the following

DM/20/00102/FPA and **DM/20/00185/LB** | Change of use from retail to C4 HMO with 4-bedroom units | 44 Saddler Street Durham DH1 3NU (19 March). It was **agreed** to object to this application. Cllr V Ashfield **agreed** to draft the response to this application.

DM/20/00165/FPA | Proposed retention of 2 no. timber dugouts erected to the north west of the existing artificial turf pitch. | Durham School Quarryheads Lane Durham DH1 4SZ (6 March). It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/20/00341/AD | Display of 1 no. advertisement board for the Three Tuns Student Accommodation development. | 10 New Elvet Durham DH1 3AQ (18 March). It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/20/00387/FPA | Erection of two detached Houses in Multiple Occupation (Use Class C4) | Land To The West Of The White House Newcastle Road Crossgate Moor Durham DH1 4HZ (18 March). It was **agreed** to object to this application and also to call this to the Central and East Planning Committee if minded to approve. Cllr R Cornwell **agreed** to draft the response to this application.

DM/20/00431/FPA | Conversion of garage/workshop to 2-bedroom cottage | 67 Hallgarth Street Durham DH1 3AY (18 March). It was **agreed** to note this application.

DM/20/00525/FPA and **DM/20/00526/LB** | Replacement of existing single patio door and side windows with double patio doors in existing opening and internal alterations to ground floor layout. | Bede Rest Beech Crest Durham DH1 4QF (20 March). It was **agreed** to note these applications.

DM/20/00536/FPA | Single storey rear extension with first floor terrace above | Deynhouse Deyncourt Durham DH1 3QB (19 March). It was **agreed** to note this application.

c. To consider whether any further action is necessary following the refusal of the appeal for 24 Nevilledale Terrace Durham DH1 4QG (reference DM/19/01418/FPA). Committee Members felt that this was a good result and it was noted that this property is now on the market for sale.

11. Review of Looking Forwards document to assist in the formation of the Parish Council Strategy 2020/21

The Clerk reminded Councillors of the need to formulate the Planning Committee's submission to the Parish Council Strategy 2020-21. The Chair requested that Members of the Committee provide feedback to the Clerk by 13th March on this for the Clerk to draft this.

12. To consider making representations on the following Traffic Regulation Order consultation: Durham City South West, Parking and Waiting Restrictions

Order 2013, Amendment Order No 1 Order 2020 – report included. It was **agreed** to note this consultation.

13. Dates of future meetings

20 March 2020 - 14.00 to 16.00 hrs – Office 2, Clayport Library Building.

Thursday 2 April 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

A handwritten signature in black ink, appearing to read 'D. G. Curcell', written in a cursive style.

17 April 2020,

Chair of the City of Durham Parish Council Planning Committee