

Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 7th August 2020.

Present: Cllr J Ashby (in the Chair), Cllr L Brown, Cllr J Elmer and Cllr G Holland.

Also present: Parish Clerk Adam Shanley and Mr John Pacey and Cllr E Ashby (members of the public).

1. Welcome and apologies

Apologies were received from Cllrs V Ashfield and R Cornwell.

2. To receive any declarations of interest from members.

Cllr J Ashby declared an interest in application DM/20/01018/FPA and took no part in the discussions on this application.

3. To receive and approve as a correct record the minutes of the meeting on 24 July 2020.

The Minutes of the meeting held on 24th July 2020 were unanimously agreed as a true and accurate record of proceedings.

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

Cllr E Ashby advised that she was attending the meeting to listen to the discussions on matters on the Agenda and specifically on application DM/20/01107/FPA.

Mr John Pacey advised that was attending to listen to discussions on application DM/20/01107/FPA as well as on items 5a, 5b, 6, 7 and 8 on the Agenda.

Mr John Pacey also asked how the Parish Council expected to be consulted on the plans for A167. Cllr J Ashby advised that the Parish Council is very keen to have this input and will be asking the County Council for a meeting to discuss it as soon as the final wording for the County Plan's policies relating to the A167 is known.

The Clerk also advised that this would be discussed at a future Planning Committee and he would ensure that Mr Pacey receives a copy of the Agenda for the meeting where this is discussed.

5. Matters arising:

a. To approve responses on the following planning applications:

DM/20/01347/FPA | Change of use from dwellinghouse (Use Class C3) to house in multiple occupation (Use Class C4) | 24 May Street Durham DH1 4EN. The response to this application was **approved** by the Committee.

DM/20/01606/FPA | Change of use of open space to beer garden including shelving, stools, parasol and metal barriers. | Ebony Unit 8 Freemans Place Durham DH1 1SQ. The response to this application was **approved** by the Committee.

DM/20/01846/FPA | Hybrid planning application: detailed planning application for an office block (Class B1) ... and an outline planning application, with all matters reserved apart from site access, for the demolition of the existing County Hall site and the development of a business park (Class B1) with supporting retail and leisure uses

| Land At Aykley Heads Durham DH1 5UQ. The response to this application was **approved** by the Committee.

b. To reconsider whether the Secretary of State should be asked to call in DM/20/01846/FPA

Members considered the proposal to call application DM/20/01846/FPA in to the Secretary of State for determination. It was **agreed** that the Parish Council should wait to see if the County Council refers the application to the Secretary of State as should be usual practise before making any further decisions on this.

c. To consider the following amendments to previously considered planning applications:

DM/20/01286/LB - Alterations and extension to existing Manor House to facilitate Registry Office, County Records and Archive Services, and DLI Collection. It was **agreed** to write an updated letter of support for this application. The Clerk **agreed** to draft this letter.

DM/20/01280/FPA - Change of use, alteration and extension to existing Manor House to form Registry Office, County Records and Archive Services, and DLI Collection. It was **agreed** to write an updated letter of support for this application. The Clerk **agreed** to draft this letter.

DM/20/00885/AD - Various advertisements including 2no. digital display boards, new advertisements to Framewellgate entrance (including pillar sign, advertisements above entrance ways, illuminated hanging sign, application of paint with The Riverwalk logo and additional lighting), new staircase signage and temporary advertisements relating to new retailers and temporary closure of car park 1 (part retrospective) (amended description 04/08/2020). It was **agreed** to write an updated letter for this application to state that the revised scheme had resolved the Parish Council's concerns about illuminated signage in Zone 1. The Clerk **agreed** to draft this letter.

DM/20/01332/VOC - Variation of condition 23 of DM/18/02924/FPA to permit works between 7am-8pm Monday-Friday & 8am-6pm on Saturdays until 13/05/2021 (Amended Description). It was **agreed** to object to this application and also to call this in to the Central and East County Planning Committee for consideration. Cllr J Ashby **agreed** to draft the response to this application.

6. Closure of New Elvet Bridge:

The Clerk reported that he was still awaiting the date for the proposed site visit with DCC officers and he would keep Members updated on this.

Members also considered the proposal from the meeting of 24th July for the Parish Council to host a Town Hall style meeting with DCC Officers and the public on the issue of the closure of the Bridge. It was **agreed** that the Parish Council should not host such a meeting but instead continue to deal with representations from Members of the public in writing as is currently the case.

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

a. To note:

DM/20/01498/FPA | First floor and single storey extensions to rear and dormer window to front and rear | 17 North Crescent Durham DH1 4NE (11 August). It was **agreed** to note this application.

DM/20/01862/AD | To replace existing non-illuminated fascia sign to front elevation | 19 North Road Durham DH1 4SG (20 August). It was **agreed** to note this application. It was also **agreed** that the Committee would resolve to request that a neutral tone of colour be used for any subsequent application for painting to be carried out to the frontage of the premises.

DM/20/01873/TPO | Crown lift to 5m and pruning of branches of 3 no. Beech trees (T1, T2 and T3) | Sheraton Park North Of Kirkwood Drive Nevilles Cross DH1 4FF (21 August). It was **agreed** to note this application.

DM/20/01906/LB | Lightning Protection System | Bishop Cosins Library Durham University Palace Green Library Palace Green Durham DH1 3RN (20 August). It was **agreed** to note this application.

DM/20/01908/LB | Installation of lightning protection system to Exchequer Building (Grade I) | Exchequer Building Durham University Palace Green Library Palace Green Durham DH1 3RN (20 August). It was **agreed** to note this application.

DM/20/01947/FPA | Insert new window to store with obscure glazing | 4 Southend South Road Durham DH1 3TG (21 August). It was **agreed** to note this application.

DM/20/01956/TPO | Crown lift and dead wooding of 1 no. Maple tree, Felling of 1 no. Sorbus tree and reduction of 1 no. Yew tree. | 28 Dalton Crescent Nevilles Cross Durham DH1 4FB (17 August). It was **agreed** to note this application.

DM/20/01970/FPA | Alterations to front elevation, erection of two storey extension to rear, first floor extension above existing detached garage and single storey extension to rear | 37 Old Dryburn Way Durham DH1 5SE (19 August). It was **agreed** to note this application.

DM/20/01989/TPO | Felling of one Birch tree (1 on map) protected by a trees preservation order. | 7 Almoners Barn Durham DH1 3TZ (14 August). It was **agreed** to note this application.

b. To consider making representations

DM/20/01825/FPA | Erection of single storey rear extension, single storey side extension, alterations to front window & door. | St Oswalds Church Institute Church Street Durham DH1 3DQ (7 August) (Deferred from 24 July). It was **agreed** to note this application.

DM/20/01961/FPA | Extension and conversion of the multi-level decked car park to form 3no. 2-bed apartments and 4no. 2-bed townhouses (Resubmission). | William Robson House Claypath Durham DH1 1SA (18 August). It was **agreed** to object to this application and also to call this in to the Central and East County Planning Committee for consideration. Cllr J Ashby **agreed** to draft the response to this application.

DM/20/02003/LB | Painting of shop frontage and installation of illuminated signs (Retrospective) | 48 North Bailey Durham DH1 3ET (20 August). It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

DM/20/01402/FPA | Change of use from estate agents (A2) to HMO (C4) (amended) | 17 Old Elvet Durham DH1 3HL (originally considered and noted on 12th June on the basis of a change of use to Use Class C3 **not** C4). It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

c. To consider making representations at the Central and East Area Planning Committee regarding this application (the Parish Council's representations were made on 15 May):

DM/20/01107/FPA | Resubmission of DM/20/00387/FPA for the erection of a single House in Multiple Occupation (Use Class C4) | Land to the west of the White House, Newcastle Road Crossgate Moor DH1 4HZ. It was **agreed** to object to this application and also to call this in to the Central and East County Planning Committee for consideration. Cllr G Holland **agreed** to draft the response to this application.

d. To consider making a further representation regarding this application where an appeal has been lodged:

DM/20/01018/FPA | Change of use from C3 Residential Property to C4 Student HMO for 5 Students | 1 Wearside Drive Durham DH1 1LE. The Clerk reported that he had still not yet heard back from the planning officer as to why a determination of this application had not been made. It was **agreed** that the Clerk should draft a follow up letter to the planning officer requesting a response within 3 working days.

8. Neighbourhood Plan

The Committee noted that the County Council has indicated acceptance of all the modifications recommended by the Independent Examiner and the Clerk advised that the Decision Notice is due to be published some time week commencing 10th August. It was also **agreed** that the Members of the former Neighbourhood Plan Working Party be asked to make the necessary changes to the Plan as set out by the Examiner. The Clerk reminded Members that this needed to be provided in two formats; one in a 'clean' file and the other using tracked changes to highlight the amendments made.

The Clerk also reported that the Government has now published its white paper on planning called "Planning for the Future" which had implications for neighbourhood planning. It was agreed that this ought to be an item on the Agenda for 21st August and Cllr J Ashby **agreed** to draft a report for this meeting on the white paper consultation.

9. Dates of future meetings

Friday 21 August 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 4 September 2020 - 14.00 to 16.00 hrs – via Zoom.

There being no further business, the Chair thanked Members of the Committee and members of the public for their input and attendance and closed the meeting.

Signed,

Rob Cansell,

Chair of the City of Durham Parish Council Planning Committee