

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 21st August 2020.

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

Also present: Parish Clerk Adam Shanley and Ms Sue Childs and Mr J Lowe (members of the public).

1. Welcome and apologies

Apologies were received from Cllr L Brown

2. To receive any declarations of interest from members

Cllr J Ashby declared an interest in discussions relating to 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 7 August 2020

The minutes of the meeting held on 7th August 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 Lowe advised that he was attending to hear discussions on items 6, 7 and 8 of the Agenda.

Ms Sue Childs advised that she was attending to hear discussions on item 7b of the Agenda.

5. Matters arising:

a. To approve responses on the following planning applications (all responses are to planning applications are published on the Parish Council website):

DM/20/00885/AD - Various advertisements at The Riverwalk (amended description 04/08/2020). The Committee **approved** the response to this application.

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. The Committee **approved** the response to this application.

DM/20/01280/FPA and **DM/20/01286/LB** - Change of use, alteration and extension to existing Manor House to form Registry Office, County Records and Archive Services, and DLI Collection (Further letter following revised drawings). The Committee **approved** the responses to these applications.

DM/20/01402/FPA | Change of use from estate agents (A2) to HMO (C4) (amended) | 17 Old Elvet Durham DH1 3HL. The Committee **approved** the response to 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. The Committee **approved** 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. The Committee **approved** the response to this application.

b. Update on appeal from applicant for 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 advised that there is still no update on the appeal on this application.

c. To consider making a further representation to the amended plans for application DM/20/01718/FPA | Temporary change of use of part circulation/amenity space to allow outdoor seating areas (until 30th September 2021) | The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to withdraw the objection to this application with the amendments made allowing for social distancing.

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

a. To note:

DM/20/01965/FPA | Extension to existing raised decking area to rear of the property | 23 Chevallier Court Durham DH1 3RF (27 August). It was **agreed** to note this application.

DM/20/02001/TPO | To fell 1no. oak tree (88), to remove broken branches from 2no. oak trees and crown lift and thin 8no. other trees (80-87) | 43 Roundhaven Durham DH1 3TX (24 August). It was **agreed** to note this application.

DM/20/02081/FPA | 2No Air Conditioning Condenser Units | Her Majestys Passport Office Freemans Reach Riverside Place Durham DH1 1SL (3 September). It was **agreed** to note this application.

DM/20/02224/TPO | Fell 1no poplar tree (T5), prune hedge to boundary line and remove lowest limb of 1no birch tree back to main stem and prune back from property by 2m and summer house by 1m | 19 Richardby Crescent Durham DH1 3TY (2 September). It was **agreed** to note this application.

DM/20/02237/HPN | Prior notification for the erection of a single storey pitched roof extension | 12 St Aidans Crescent Crossgate Moor Durham DH1 4AP (3 September). It was **agreed** to note this application.

b. To consider making representations

DM/20/00102/FPA: Change of use from retail to C4 HMO with 4 bedroom units, 44 Saddler Street, Durham DH1 3NU (revised details received). It was **agreed** to object to this application. The Clerk **agreed** to draft a response to this application.

DM/20/02136/TPO | Various works to trees as specified including crown lifting, pruning, removal of deadwood and removal of dead specimen | Mount Oswald South Road Durham DH1 3TQ (26 August). It was **agreed** to object to this application. The Clerk **agreed** to draft a response to this application.

7. Neighbourhood Plan

The Clerk reminded Members that a Decision Notice has now been published by the County Council and the Neighbourhood Plan can now carry weight when considering new planning applications. The Chair advised that he viewed this as a massive achievement carried out by great teamwork.

The Committee **agreed** to review all current pending planning applications, to which the Committee has previously responded, to see if any policies within the Neighbourhood Plan may strengthen the arguments made. The Clerk **agreed** to circulate a list and it was **agreed** that the original authors of each application response should review each response and add any further arguments of relevance from the Neighbourhood Plan.

Ms Sue Childs advised that work is ongoing to make the necessary amendments to the Plan following the Examiner's report. Ms Childs reminded Members that both the Parish Council and County Council have agreed to all of the Examiner's recommended modifications to the Plan. A file with tracked changes would be provided in due course.

The Clerk advised that the hope was still to hold a referendum on the Plan in May 2021.

The Chair thanked Sue and all others involved in the work to the Plan.

8. County Durham Plan

Members considered a report from Cllr J Ashby on the possible implications of the outcome of the case brought by Aireborough Neighbourhood Development Forum against Leeds City Council, which successfully challenged Green Belt deletions. It was **agreed** to note the report at the present time with no further action until more is known about what the new methodology actually produces for County Durham.

9. Planning for the Future

The Committee considered the Government White Paper "Planning for the Future" and agreed to respond to the consultation on this. It was **agreed** that Cllr J Ashby should draft a report setting out a proposed structure for the response. This would be considered at the next meeting of the Parish Council Planning Committee on 4th September 2020. The Clerk reminded Members that NALC is due to host an online forum in order to set out their own response to this. It was also **agreed** that the Clerk should seek DCC's views on the White Paper.

10. 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.

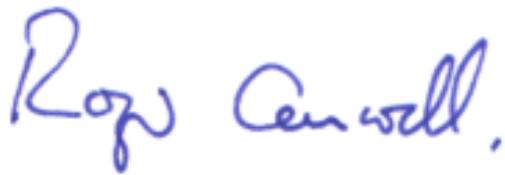
Due to the confidential nature of the following items, in accordance with Section 100(A)(4) of the Local Government Act 1972, the press and the public were excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined 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 meeting.

11. Deregistration of Common Land at The Sands

Members **agreed** the wording of a letter from the Parish Council's Barrister regarding the ongoing occupation and fencing off of the former coach park at the Sands.

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,



Chair of the City of Durham Parish Council Planning Committee