

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 18th September 2020.

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

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

1. Welcome and apologies

Apologies were received from Cllrs V Ashfield 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 4 September 2020.

The minutes of the meeting held on 4th September 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 new planning applications.

Cllr E Ashby advised that she was attending to hear discussions on application DM/20/01107/FPA.

5. Matters arising:

a. To approve responses on the following planning applications:

DM/20/01983/FPA | 2no. additional dwellings located within Phase 2A | Mount Oswald (Phase 2A) South Road Durham DH1 3TQ. The Committee **approved** the response to this application.

DM/20/02258/FPA and **DM/20/02259/LB** | Change of use from hotel to student accommodation comprising of 8 one bed studio apartments and 7 bedrooms with access to communal facilities | 34 Old Elvet Durham DH1 3HN. The Committee **approved** the responses to these applications.

DM/20/02277/FPA | Change of use of the first floor from (A2) offices to form 2no. 1 bed self-contained studio student accommodation (C3), 2no. 6 bed student HMO (C3) and 1no. 7 bed large student HMO (Sui-Generis) with bin store and cycle store extension. | The Crossgate Centre Alexandria Crescent Durham DH1 4HF. The Committee **approved** the response to this application.

DM/20/02394/FPA | Change of use from two bed dwelling (C3) to five bed roomed HMO (C4) including single and two storey rear extensions | 19 Mistletoe Street Durham DH1 4EP. The Committee **approved** the response to this application.

b. To consider the following application, approved at the Area Planning Committee on 8 September 2020:

DM/20/01107/FPA: Land To The West Of The White House, Newcastle Road, Crossgate Moor, Durham, DH1 4HZ | Resubmission of DM/20/00387/FPA for the erection of a single House in Multiple Occupation (Use Class C4). The Committee expressed disappointment at the proceedings of the Area Planning Committee on 8th September where this application was considered. In particular, the Committee wished to stress that, in their assessment, Policy 16.3 of the draft County Durham Plan does indeed carry weight. It was **agreed** that Cllr R Cornwell would investigate similar cases across the country where the relevant local plan is at the same or similar stage as that for County Durham in order to assess what weight the Planning Inspectorate gave to relevant policies with the plan. It was also **agreed** that a corporate complaint should be raised with DCC regarding the procedure followed on the determining of this application.

c. To approve the letter sent on our behalf to the County Council regarding the Common Land at The Sands. Members **approved** the letter sent to DCC regarding the continued occupation and fencing off of the common land at the Sands.

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

a. To note:

DM/20/02390/AD | 2no. fascia signs internally illuminated lettering via white LED with aluminium black light box | 85 North Road Durham DH1 4SP (22 September). It was **agreed** to note this application.

DM/20/02545/TPO | Remove curved branch to 1no. sycamore (T1), remove branch to 1no. Willow (T2), reduce height by 2m and reshape to 1no. Plum, prune 2no. Ash, fell 1no. Cypress and prune to crown lift to 1no. Sycamore | 7 Potters Close Nevilles Cross Durham DH1 3UB (2 October). It was **agreed** to note this application.

DM/20/02565/FPA | Install 1 no. roof light to rear roof slope | 27 Albert Street Durham DH1 4RL (5 October). It was **agreed** to note this application.

DM/20/02568/TPO | Remove up to 12 branches to 1no. Sycamore (T1), remove up to 8 branches to 1 no. Beech (T2) and remove up to 4 branches to 1no. Sycamore (T3) | 2 Almoners Barn Durham DH1 3TZ (30 September). It was **agreed** to note this application.

DM/20/02584/HPN | Prior notification for the erection of a single storey extension projecting from the rear of the original dwellinghouse by 3,600mm, with an eaves height of 2,500mm and maximum overall height of 3,600mm | 60 Old Dryburn Way Durham DH1 5SE (30 September). It was **agreed** to note this application.

b. To consider making representations

DM/20/02278/FPA | Proposal for a single storey rear extension, rear double dormer and various alterations to a recently established HMO use class C4. | 8 High Wood View Durham DH1 3DT (1 October). It was **agreed** to object to this application and also to call this in for consideration at the Central and East Area County Planning Committee. Cllr G Holland **agreed** to draft the objection to this application.

DM/20/02458/FPA | Installing 2 No velux windows to the front roof slope
Installing 2 No velux windows to the rear roof slope | 29 Lawson Terrace Durham DH1 4EW (1 October). It was **agreed** to note this application.

DM/20/02524/FPA | Construction of 1.8m wide access path. | Low Burnhall Woodland Darlington Road Durham DH1 3ST (29 September). It was **agreed** to write a letter of support for this application. Cllr R Cornwell **agreed** to draft the response to this application.

DM/20/02526/FPA | Formalisation and extension of the existing car park, to include re-surfacing, new boundary treatment, drainage works such as culverts, gullies and soakaway to carry surface water off the car park. | Car Park Low Burnhall Woodland Darlington Road Durham DH1 3ST (2 October). It was **agreed** to note this application.

DM/20/02549/FPA | Demolition of 9 redundant garages | Bakehouse Lane Durham City Durham DH1 1JS (8 October). It was **agreed** to note this application. It was also **agreed** that these garages be proposed to be added to the list of assets of community value.

DM/20/02585/AD | Individual internally illuminated built-up letters on existing fascia, non-illuminated Heritage Projecting Sign and printed, frosted M-Pattern window vinyl and printed ATM vinyl surround. | 76 Saddler Street Durham DH1 3NP (8 October). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the objection to this application.

7. Neighbourhood Plan

- a. Correspondence with County Council regarding weight to be given to the Plan.** The Chair advised that the advice provided to County Councillors regarding the weight which may be applied to the Neighbourhood Plan was incorrect and it was **agreed** that the Clerk and Cllr R Cornwell draft a letter to go to County Councillors clarifying the situation.
- b. Progress report on preparing the version for referendum.** The Chair advised that he, Ms Sue Childs and Mr John Lowe were busy finalising the amendments to the Plan as recommended by the Examiner and the work on this is hoped to be completed by the end of September. It was agreed that a report should go to the October Full Council meeting on this and that clean versions of the final Plan be printed for Members of the Parish Council and Members of the former Neighbourhood Plan Working Group.

8. S106 money allocated for affordable housing

The Chair advised that he was aware of a substantial amount of Section 106 funding available in the City of Durham parish for affordable housing. The Clerk advised that he had requested a breakdown of all Section 106 funding available in the parish from the Planning Development Manager at DCC and hoped to provide a report on this at a future planning committee meeting. It was **agreed** that the Clerk should also investigate which social housing providers currently operate in Durham City in order to assess if there is any scope for any of them accessing this funding to help deliver more affordable housing in the parish.

9. Traffic Regulation Orders

Members considered proposals by DCC for parking restriction amendments in Durham South East on Elvet Crescent.

It is proposed that the existing loading only area is removed to be replaced by the introduction of Permit Holders Only 'C', Mon-sat, 8am-6pm at the location indicated in the map below. Businesses of the area will still be able to load and unload on the current existing No Waiting At Any Time parking restrictions.

It was **agreed** to note this consultation without making further comments.

10. Dates of future meetings

Friday 2 October 2020 - 14.00 to 16.00 hrs – via Zoom.

Friday 16 October 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,

A handwritten signature in blue ink that reads "Roger Canswell".

Chair of the City of Durham Parish Council Planning Committee