

# City of Durham Parish Council

**Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 16<sup>th</sup> October 2020.**

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

**Also present:** Parish Clerk Adam Shanley and Mr John Lowe (member of the public).

**1. Welcome and apologies**

Apologies were received from Cllr V Ashfield

**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 2 October 2020.**

The minutes of the meeting held on 2<sup>nd</sup> October 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 the meeting to hear discussions on items 6-9 on the Agenda.

**5. Matters arising:**

**To approve responses on the following planning applications:**

**DM/20/02491/FPA** | Change of use of part of ground floor and first and second floors to 9 studio apartments (use class C3) and one small house in multiple occupation (HMO) (use class C4). | 18 Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

**DM/20/02665/LB** | Listed building consent for 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. The Committee **approved** the response to this application.

**DM/20/02667/FPA** | Installation of new shop front windows behind existing roller shutter and new single entrance door incorporating glazed panel | Kiosk Adjacent To 7 North Road Durham DH1 4SH. The Committee **approved** the response to this application.

**DM/20/02702/FPA** | Construct 2 no new build 1 bed apartments on the upper terrace of the site at Grove House. | Grove House Grove House Drive Gilesgate Durham DH1 1UP. The Committee **approved** the response to this application.

The Clerk also reminded Members that an application to have the garages on Bakehouse Lane registered as an asset of community value had been submitted. However, following a site meeting with both the applicant and Cllrs J Ashby and R Ormerod, the Parish Council had now received assurances from the applicant Believe Housing that the garages which are currently in use will be retained and those which are derelict will be demolished. It was **agreed** that the application to have the garages registered as assets of community value should be withdrawn in view of these assurances.

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

**a. To note:**

**DM/20/02728/LB** | Repair various parts of the external stonework and windows to the west and south elevations | Durham Cathedral The College Durham DH1 3EH (29 October). It was **agreed** to note this application.

**DM/20/02742/TPO** | Reduce height by approximately 2m to 1no. Maple | 15 Faraday Court Nevilles Cross Durham DH1 4FG (28 October). It was **agreed** to note this application.

**DM/20/02807/TPO** | Prune 1No Ash, Beech and Oak Trees in line with Garden Boundaries | Land To The Rear Of 22/23 Westhouse Avenue Nevilles Cross Durham DH1 4FH (28 October). It was **agreed** to note this application.

**b. To consider making representations**

**DM/20/02667/FPA** | Installation of new shop front windows behind existing roller shutter and new single entrance door incorporating glazed panel | Kiosk Adjacent To 7 North Road Durham DH1 4SH. It was **agreed** to note this application.

**DM/20/02669/VOC** | Variation of Condition 2 (approved plans) of planning permission DM/17/04064/FPA to replace 1no window with a door within side elevation and replace single storey rear extension for a two storey rear extension | 10 Red Hills Terrace Redhills Lane Crossgate Moor Durham DH1 4AX (5 November). It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

**DM/20/02732/FPA** and **DM/20/02733/LB** | Conversion into a 6 bedroom HMO with the ground floor level remaining as a retail unit. | 72 Saddler Street Durham DH1 3NP (5 November). It was **agreed** to note these applications.

**DM/20/02826/FPA** | Partial change of use from retail to restaurant and new shopfront | 21 The Riverwalk Millburngate Durham DH1 4SL (5 November). It was noted that there were some unresolved queries on this application and, as a result, it was **agreed** to defer consideration of this application until these queries were answered.

**DM/20/02845/FPA** | Single-Storey Front, Two-Storey Side and Rear plus Single-Storey Rear Extensions | 22 Baliol Square Durham DH1 3QH (28 October). It was **agreed** to note this application.

## **7. Neighbourhood Plan**

The Planning Committee noted that work is still ongoing with making the necessary amendments to the Plan prior to this being resubmitted to Durham County Council. The Chair advised Members that a report would be going to the Full Parish Council meeting on 22<sup>nd</sup> October 2020 to update the Parish Council on this and to also recommend having 50 copies of the Referendum version of the Plan printed. Cllr J Ashby asked that the Plan be printed with a white spine.

## **8. County Durham Plan:**

The Planning Committee noted the decision of the Council Cabinet meeting of 14 October 2020 regarding the adoption of the County Durham Plan.

Members also approved the supplementary representations for the following applications:

**DM/19/02199/FPA & DM/19/02200/LB:** 21 Market Place Durham DH1 3NJ, and to note the outcome of the Area Planning Committee on 13 October.

**DM/19/02553/FPA:** Demolition of former baths & construction of new Business School at Former Swimming Baths. It was also noted that this application is currently on hold given that the Environment Agency had objected to the proposals.

**DM/20/01846/FPA:** Hybrid planning application for Business Park, Land At Aykley Heads Durham DH1 5UQ.

**DM/20/01961/FPA:** William Robson House Claypath Durham DH1 1SA.

**DM/20/02258/FPA** and **DM/20/02259/LB:** 34 Old Elvet Durham DH1 3HN.

**DM/20/02277/FPA:** The Crossgate Centre Alexandria Crescent Durham DH1 4HF

**DM/20/02278/FPA:** 8 High Wood View Durham DH1 3DT.

**DM/20/02394/FPA:** 19 Mistletoe Street Durham DH1 4EP.

## **8. Draft response to the Planning for the Future White Paper**

Cllr J Ashby presented the current draft response to the 'Planning for the Future' White Paper consultation and advised Members that he would also include responses to sections 22-26 of the draft response taking on board Members' views. Cllr J Ashby also advised that he had attended the CDALC event where this consultation was discussed. Cllr J Ashby advised that there had been a very good presentation by Durham County Council at this meeting.

Cllr J Elmer advised that the White Paper proposed by the Government did not address the very real issue of land banking and the impact this had on restricting the number of houses which are built each year.

The Clerk asked that the Parish Council's response to this White Paper also includes the point about Parish and Town Council's still receiving a percentage of the funding from infrastructure levies.

It was **agreed** that Members should submit any final comments to Cllr J Ashby ahead of 23<sup>rd</sup> October so that the Parish Council's response may also be shared with CDALC ahead of the consultation closing date.

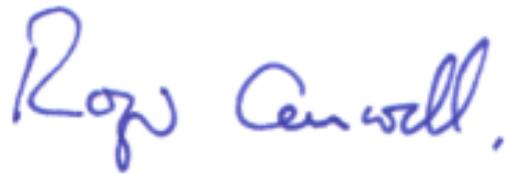
**10. Dates of future meetings**

**Friday 30 October 2020** - 14.00 to 16.00 hrs – via Zoom.

**Friday 13 November 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,



**Chair of the City of Durham Parish Council Planning Committee**