

# City of Durham Parish Council

**Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 27th November 2020.**

**1. Welcome and apologies**

None received.

**2. To receive any declarations of interest from members.**

Cllr R Cornwell declared an interest in application DM/20/02161/FPA and took no part in the discussion on this application.

Cllr L Brown declared an interest in discussions relating to the A167.

**3. To receive and approve as a correct record the minutes of the meeting on 13 November 2020.**

The minutes of the meeting held on 13<sup>th</sup> November 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 5,6,7,8 and 11 on the Agenda.

Ms Jacki Bell advised that she was attending to hear discussions on item 5 of the Agenda.

**5. Bent House Lane development**

The Chair welcomed Mr Lewis Stokes, Community Relations Manager of the Banks Group and Mr Duncan Holness, Project Manager of the Banks Group, to the meeting to discuss the forthcoming planning application by Banks at Bent House Lane.

Lewis began by reminding Members that this site had been allocated for development by the now Adopted County Durham Plan.

Lewis advised that an information leaflet on this development had been sent to around 2000 homes in the local area and this had been supplemented with a wide ranging consultation; including with local residents' groups and neighbouring parish councils.

Lewis advised that he expected an outline planning application to be submitted to Durham County Council for the development of this site within the next 2-3 weeks. Lewis also advised that the technical documentation for the development would be made available on the Banks website.

Lewis advised that the housing need in this area had been established in principle and a masterplan would follow for this site.

Lewis advised that he hoped that the outline planning application for the site would be granted permission by the Spring of next year.

Lewis reminded Members that Banks would not be the house builder for the site and that this site would be sold to a chosen house builder. Banks are not a house builder.

Cllr Liz Brown asked how many houses had been allocated for the site. Lewis advised that this would be approximately 428 houses from the Banks application. Cllr J Ashby reminded Members that the land was not all owned by Banks and that the numbers proposed in the Banks application would not represent the totality of houses on the site itself as other developers may well be submitting their own individual applications for the land in their ownership. Policy H6 of the County Durham Plan having allocated 500 houses in total for the site.

The Clerk asked what measures are in place to ensure that this site did not become more student housing. Lewis advised that this is not something which Banks is considering or would have any input on.

Cllr L Brown asked if a percentage of the houses on this site would be affordable. Lewis confirmed that they would be.

Cllr J Elmer asked what actions were being taken by Banks to encourage use of public transport for the site. Measures such as restricting the number of car parking spaces per dwelling to 1 and a new bus stop for a service into Durham City centre being some examples of this.

Lewis and Duncan advised that Banks were exploring an e-bike proposal and were also looking at opportunities to improve some of the walking and cycle paths to and from the site. Lewis advised that the site itself is highly accessible to the city centre.

Cllr V Ashfield emphasised the point made by Cllr J Elmer regarding the issue of parking. Duncan advised that all development needed to be carried out in accordance with the County Council's Parking Standards.

Cllr R Cornwell asked what actions were being taken to mitigate any adverse impacts to and from the World Heritage Site. Duncan advised that there would be a number of technical documents published which illustrate how Banks had sought to address this matter.

Cllr V Ashfield asked about the energy efficiency of the proposed new dwellings, expressing the hope that these be near 0 net carbon emissions dwellings. Lewis advised that Banks were in discussions with a number of house builders about this matter.

Lewis advised that if there were any further questions, he would be happy for his contact details to be circulated and he will endeavour to answer these.

The Chair thanked Lewis and Duncan for their time attending the Planning Committee meeting. At this point, Lewis, Duncan and Jacki left the meeting.

## **6. Matters arising:**

### **a. To approve responses on the following planning applications:**

**DM/20/00341/AD** | Display of 1 no. advertisement board for the Three Tuns Student Accommodation development. | 10 New Elvet Durham DH1 3AQ. The Committee **approved** the response to this application.

**DM/20/02277/FPA** | Change of use of the first floor from (A2) offices to form 1no. 1 bed self-contained studio student accommodation (C3), 2no. 6 bed student HMO (C4) and 1no. 7 bed large student HMO (Sui-Generis) with bin store and cycle store extension. (revised description) | The Crossgate Centre Alexandria Crescent Durham DH1 4HF. The Committee **approved** the response to this application.

**DM/20/02988/AD** | 7 illuminated fascia advertisements, 1 non illuminated fascia advertisement and 1 non illuminated hanging advertisement | Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to remove this application from the list of applications to respond to as this now formed part of a Full Planning Application (FPA)

**DM/20/03134/LB** | Refurbishment and Rebuilding of Rear Elevation Bay Window, External Staircase and Dividing Wall | Hall Of Residence St Cuthberts Society 9 South Bailey Durham DH1 3EE. The Committee **approved** the response to this application.

**DM/20/03214/FPA** | Erection of part two-storey/part single-storey extension at side, single-storey extension to rear and internal alterations to existing dwelling (Use Class C4). | 51 Whinney Hill Durham DH1 3BD. The Committee **approved** the response to this application.

**b. Possible further representation** following the adoption of the County Durham Plan

**DM/20/02258/FPA** | 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. It was noted that the description for this development had now been amended to a PBSA (Purpose Built Student Accommodation). As such, it was **agreed** that Policy 16.2 of the County Durham Plan would be relevant to this application. It was **agreed** to submit a further objection to this application and Cllr J Ashby **agreed** to draft the follow-up response to this application.

**c. Update on building control issues:**

The Clerk provided a verbal update on the ongoing issues with 10 Red Hills Terrace Redhills Lane Crossgate Moor Durham DH1 4AX.

The Clerk advised that he had been in correspondence with the Building Control team at DCC and had been advised that Building Control cannot get involved with an Initial Notice application, as this is against the national protocol agreed between Approved Inspectors and Local Authority Building Control.

The Clerk advised that DCC had contacted the Approved Inspector concerned on this application and had asked them to investigate this matter.

The Officer at DCC had advised that his view on the matter is that the work is in progress and before any completion certificate can be issued, the building should comply with Approved Document Part B.

The Officer at DCC had also contacted Durham County & Darlington Fire Service who have agreed to look into this matter. The Clerk advised that he had requested a copy of the Fire Service's assessment of the site and would keep Member updated on this matter.

As a further matter arising, the Clerk also reminded Members of the ongoing correspondence with DCC over the issue of the Neighbourhood Plan. Specifically

the reference to the Neighbourhood Plan included in the Committee report for the Aykley Heads application (DM/20/01846/FPA). The Committee agreed that the references throughout this Committee report to the Neighbourhood Plan were, in their view, incorrect and it was **agreed** that the Clerk should write further to DCC and highlight the Parish Council's views on this.

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

**a. To note:**

**DM/20/03244/TPO** | Reduction by 2-3m in height of 1No Conifer Leyland Cypress and Thin Canopy by 20% of 1No Copper Beech | 3 Fieldhouse Lane Durham DH1 4LT (1 December). It was **agreed** to note this application.

**DM/20/03271/HPN** | Prior notification for the erection of a L shaped single storey extension projecting from the rear of the original dwellinghouse by 4.8m and 1.3m, with an eaves height of 2.30m and maximum overall height of 3.35m | 11 Sunningdale Durham DH1 3WB (4 December). It was **agreed** to note this application.

**DM/20/03287/FPA** | Alter and extend bungalow to include single storey extension to side, partial two storey rear, partial first floor extension, recladding, application of render, alteration to fenestration and repositioning the garage. | Site Of Former 5 Almoners Barn Durham DH1 3TZ (9 December). It was **agreed** to note this application.

**DM/20/03344/FPA** | Replacement of the original awning to Parkins shop front | 71 North Road Durham DH1 4SQ (17 December). It was **agreed** to note this application.

**DM/20/03352/FPA** | Dormer window to front, first floor extension and detached home office building to rear (Revised and Resubmitted) | 17 North Crescent Durham DH1 4NE (10 December). It was **agreed** to note this application.

**b. To consider making representations**

**DM/20/02161/FPA** | Erection of first floor extension and internal alterations to an existing mixed use C3/C4 building to provide additional C4 accommodation including the addition of 3no C4 apartments overall creating 5no self-contained C4 apartments for student accommodation | Magdalene Heights Gilesgate Durham DH1 1SY (17 December). At this point in the meeting, Cllr J Ashby took over the Chair and Cllr R Cornwell took no part in the discussions or the vote on this. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application. The response to this application having been decided, Cllr R Cornwell resumed the Chair.

**DM/20/02987/FPA** | Installation of shopfront, awning and provision of external seating area with planter | Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL (10 December). It was **agreed** to object to this application. Cllr J Elmer **agreed** to draft the response to this application.

**DM/20/03175/FPA** | Alterations to existing C4 HMO including Demolition of existing rear extension and replacement with new single storey extension, new dormer windows, new windows and internal alterations with increase from 5 to 6 bedrooms. | 4 Allergate Terrace Durham DH1 4ES. It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

**DM/20/03217/PNC** | Convert third floor from B1 use to C3 to provide an additional 8 x 1 bedroom studio apartments | Third Floor Bridge House North Road Durham DH1 4PW (11 December). It was **agreed** that the use of PNC for this application was not appropriate. Cllr R Cornwell **agreed** to draft a response to this application.

**DM/20/03276/FPA** | Change of use of youth centre to winter night shelter (Sui Generis) (temporary period of 4 months) | St Nicholas Church Youth Club The Sands Durham DH1 1LF (7 December). It was **agreed** to support this application; with a note to request that the Shelter be opened above outdoor temperatures of the currently proposed 0 degrees Celsius and a request that dogs also be permitted to attend with their owner. The Clerk **agreed** to draft the response to this application.

**DM/20/03309/AD** | Display of one external digital screen, one fascia sign and vinyls applied externally across 9 windows. | Gala Theatre And Cinema 1 - 2 Millennium Place Durham DH1 1WA (11 December). It was **agreed** to note this application.

**DM/20/03316/VOC** and **DM/20/03317/VOC** | s.73/s.19 applications for the variation of condition no. 2 (Approved Plans) pursuant to approved planning permissions DM/17/03547/FPA / DM/17/03548/LB, to allow minor material alterations to the lower the ridge and eave height, and form of Block C, and new window within the side elevation of Block B. | Former Three Tuns New Elvet Durham DH1 3AQ (17 December). It was **agreed** to note this application.

## **8. Joint working on masterplans/design briefs for Sniperley Park and Sherburn Road**

Mr John Lowe advised that the City of Durham Trust had submitted a substantial letter to Banks on these proposals and were expecting feedback on this hopefully next week.

Mr John Lowe also advised that a substantial letter had also been submitted to the Director of Planning at Durham County Council and no response had yet been received. Both documents have also been shared with the Parish Council.

Mr John Lowe also advised that the Trust had advised the Director of Planning that they had prepared substantial documents on the impact of these proposals on the World Heritage Site views and the footpaths and cycle ways and hoped to be able to share these with the Director and his Officers at a meeting. Again, the Trust is awaiting a response on this.

Cllr G Holland advised that he would keep the City of Durham Parish Council updated on a response from Framwellgate Moor Parish Council on the offer to work in partnership with others on the Sniperley Park development proposal.

Cllr J Ashby commended the Trust for their excellent work in considering these proposals and for the documents they have produced.

Cllr L Brown advised that she understood that Belmont Parish Council would be meeting next month to decide whether to be part of the proposed coalition on the Sherburn Road development.

Cllr J Elmer advised that he was concerned at there apparently being no Full Planning Application for the Sherburn Road development. This instead coming via way of an outline planning application followed by a Reserved Matters application. This concern was echoed by the Chair.

#### **9. Planning training document**

The Committee commended the Clerk on the production of the planning training document. It was agreed that this document should be refined to include screenshots of the planning portal (to make it easier for someone to navigate the County Council's planning portal) and also include quick references to specific policies or paragraphs in relevant planning documents.

#### **10. North East Transport Plan**

The Chair reminded Members that there is an ongoing public consultation on the proposed North East Transport Plan. The Chair advised that the Planning Committee of the Parish Council is charged with considering any highways matters on behalf of the Parish Council and asked if Members wished to respond to this consultation. It was **agreed** that the Parish Council should respond to this consultation and the Chair **agreed** to prepare a report setting out a road map on how best to go about this.

#### **11. Dates of future meetings**

**Friday 11 December 2020** - 14.00 to 16.00 hrs – via Zoom.

**Friday 8 January 2021** - 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 participation and closed the meeting.

Signed,



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