

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 8th January 2021.

Present: Cllr R Cornwell (Chair), Cllr J Ashby, Cllr V Ashfield, Cllr L Brown and Cllr J Elmer.

Also present: Mr A Shanley (Parish Clerk), Mr John Lowe, Cllr E Ashby and Mr Chris Plummer (members of the public)

1. Welcome and apologies

Apologies were received from Cllr G Holland

2. To receive any declarations of interest from members

Cllrs V Ashfield and L Brown declared an interest in application DM/20/03394/VOC and took no part in the discussion on this application.

3. To receive and approve as a correct record the minutes of the meeting on 11 December 2020

The minutes of the meeting held on 11th December 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 6-10 on the Agenda.

Cllr E Ashby advised that she was attending the meeting to hear discussions on application DM/20/03238/OUT.

Mr Chris Plummer advised that he was attending the meeting to hear discussions and answer any questions on applications DM/20/03628/FPA and DM/20/03631/LB; applications for which he is the applicant.

5. Matters arising:

a. To approve responses on the following planning applications:

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 (18 December). The Committee **approved** the response to this application.

DM/20/03331/FPA | Demolition of flat roofed rear extensions and replace with rear two and single storey pitched roof extensions, replace windows, insert rear rooflight and internal alterations to C4 dwelling to increase from 5 to 6 bedrooms | 13 Alexandria Crescent Durham DH1 4EE. The Committee **approved** the response to this application.

DM/20/03388/AD | Display of various signage to front elevation. | 17 - 18 Market Place Durham DH1 3NE. The Committee **approved** the response to this application.

DM/20/03403/FPA and **DM/20/03404/LB** | Resubmission of applications DM/20/01402/FPA and DM/20/01403/LB for the change of use from estate agents to HMO (C4) | 17 Old Elvet Durham DH1 3HL. The Committee **approved** the response to these applications.

DM/20/03436/FPA and **DM/20/03437/LB** | Change of use of the first, second and third floors to form 5no. self-contained apartments units. | 68 Saddler Street Durham DH1 3NP. The Committee **approved** the response to these applications.

DM/20/03557/LB | Listed Building Consent for repairs and refurbishment to the leaded fleche over the Guild Hall roof, minor repairs to roof covering, rainwater goods, external walls including render to the exterior of the north wall of the Great Hall, internal walls, balcony, windows and roof lights and internal paneling surrounding the interior of the Great Hall. | Town Hall Market Place Durham DH1 3NJ. The Committee **approved** the response to this application.

DM/20/03558/OUT | Proposed residential development of up to 440 dwellings (outline including access). | Land To The East Of Regents Court Sherburn Road Durham. The Committee **approved** the response to this application.

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

a. To note:

DM/20/03337/FPA | Replace existing conservatory with a sun lounge extension to side of property, construct a first floor extension over existing garage and ground floor extension to rear and side of property. | 1 Crossgate Moor Gardens Durham DH1 4HS (6 January). It was **agreed** to note this application.

DM/20/03643/TPO | Reduce the central storm damaged stem to tier of branches below the tear of one Pine tree within front garden area as protected by a tree preservation order. | 7 Almoners Barn Durham DH1 3TZ (not available). It was **agreed** to note this application.

DM/20/03663/FPA | Replacement front porch and front ramp | Green Lane Health Centre 4 Green Lane Old Elvet Durham DH1 3JU (14 January). It was **agreed** to note this application.

DM/20/03671/FPA | Rear single story extension | 34 St Monica Grove Crossgate Moor Durham DH1 4AT (not available). It was **agreed** to note this application.

DM/20/03714/LB | Works to listed building including basement improvements and improved access staircase, refurbishment of bay window, new window within the existing coal chute to the front elevation and new window to kitchen and bedroom 2, re-construct light shaft in attic, insulate ceiling and provide additional

purlins, new bathroom, utility and kitchen fittings, new paving to rear yard and various repairs | 54 South Street Durham DH1 4QP (14 January). It was **agreed** to note this application.

DM/20/03717/FPA | Replacement of Existing Decayed Front Doors and Windows | 46 Albert Street Durham DH1 4RJ (12 January). It was **agreed** to note this application.

DM/20/03762/FPA | Single-Storey and Two-Storey Front plus Single-Storey Rear Extensions and Widening of Vehicular Access and Hard Standing | 6 Nickleby Chare Durham DH1 3QX (13 January). It was **agreed** to note this application.

DM/20/03764/FPA | Erection of single-storey extension at rear of dwelling. | Dunnottar Nevilles Cross Bank Durham DH1 4JP (12 January). It was **agreed** to note this application.

b. To consider making representations

DM/20/03238/OUT | Outline application for Purpose Built Student Accommodation comprising 850 bedrooms, with all matters reserved. | Land To The North Of Mount Oswald South Road Durham DH1 3TQ (14 January). It was **agreed** to support this application, with the proviso that suitable parking arrangements be considered and trees are protected. Cllr J Ashby **agreed** to draft the response to this application.

DM/20/03394/VOC | Variation of conditions 1 (approved plans) and 7 (lighting) of planning permission DM/20/00702/VOC (Erection of office HQ with associated works and car parking) to facilitate amendments to the design of the MSCP stair and lift core, increased curtain walling, escape stair lighting, installation of lighting on the top two parking decks and re-configuration of 277 parking bays including reduction of 4 accessible bays and provision of larger dual accessibility bays | The Sands Carpark And Durham Sixth Form Car Park Site Freemans Place Durham DH1 1SQ (16 January). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

DM/20/03455/FPA | Change of use from dwelling to three flats (use class C3) including internal alterations, dormer windows in roofspace to rear, rooflight to front and fenestration changes. | 64 Gilesgate Durham DH1 1HY (14 January). It was **agreed** to object to this application and to also call this application in to the Central and East Area County Planning Committees. Cllr J Ashby and Cllr R Cornwell **agreed** to draft the response to this application.

DM/20/03628/FPA and **DM/20/03631/LB** | Demolition of conservatory and replace with single storey extension to rear, replace 1no window, replacement of roof covering and internal alterations | Old Granary Crook Hall Sidegate Durham DH1 5SZ (15 January). It was **agreed** to note these applications.

DM/20/03701/FPA | Erection of two-storey extension to side of dwelling and single-storey extension to rear. | 4 Orchard Drive Durham DH1 1LA (14 January). It was **agreed** to note this application.

DM/20/03706/FPA | Single storey rear extension and conversion of loft space into habitable rooms with installation of 2 no. dormers to rear and hip to gable enlargements to main roof and rear two storey offshoot roof. | 27 Fowler Wynd Durham DH1 3EZ (12 January). It was **agreed** to note this application.

7. Area Planning Committee: 12 January 2021

The Committee noted that the application DM/14/03327/FPA for Fernhill would be considered at the Area Planning Committee on 12th January 2021. This is an application to which the Parish Council had objected as this is based in the green belt and it was **agreed** that Cllr R Cornwell should represent the Parish Council at this meeting.

8. Planning Committee budget proposal for Financial Year 2021/22

The Clerk reported that the Planning Committee’s proposed budget would be considered at the upcoming Finance Committee meeting on 11th January 2021. Cllr R Cornwell confirmed that he would be attending this meeting as Chair of Planning.

9. Neighbourhood Plan

Cllr R Cornwell advised that he and Ms Sue Childs would be meeting next week with the Officer at DCC responsible for the Neighbourhood Plan to go over some outstanding issues, in particular relating to the maps provided to DCC.

10. Traffic Regulation Orders

Members noted all of the Temporary Traffic Regulation Orders (TTRO) as follows:

Road No.	Location	Description	Traffic Management	Start Date	End Date	Responsibility
A177	Stockton Road, Durham City	Ducting works	2 way lights (Saturday and Sunday only)	23 January	2 February	British Telecom
Unclassified 27.6	North Road, Durham City (bus station exit to North Road roundabout)	Bus station redevelopment - Water main diversion	Northbound road closure	4 January	25 January	Northumbrian Water
Unclassified	Redhills Lane, Crossgate Moor	New electric connection	Road closure	8 March	19 March	Northern Powergrid

Road No.	Location	Description	Traffic Management	Start Date	End Date	Responsibility
Footpath	Freemans Place to Pennyferry Bridge, Durham City	Building development	Footpath closure	4 January 2021	August 2021	Keir Services

Members expressed concern about the arrangements by Tolent for the Milburngate development. There were some concerns that the current arrangements may lead to a safety issue for pedestrians. It was **agreed** that the Clerk should write to DCC about this and to see what could be done about this.

Cllr L Brown advised that the TTRO relating to 'Redhills Lane' should actually be 'Redhills Terrace.'


11. Dates of future meetings

Friday 22 January 2021 - 14.00 to 16.00 hrs – via Zoom.

Friday 5 February 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