

# City of Durham Parish Council

## Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 5<sup>th</sup> March 2021.

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

**Also present:** Mr A Shanley (Parish Clerk), Mr John Lowe, Mr Jonathan Lovell, Mrs Linda Lovell, Ms Lynda Delf and Ms Justine Nemmings (members of the public)

### 1. Welcome and apologies

None received.

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

Cllr L Brown declared an interest in application DM/21/00480/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 19 February 2021.

The minutes of the meeting held on 19<sup>th</sup> February 2021 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 the discussions on items 5-8 of the Agenda.

Mr Jonathan Lovell advised that he was attending the meeting to hear the discussions on item 5(d) of the Agenda.

Mrs Linda Lovell advised that she was attending the meeting to hear the discussions on item 5(d) of the Agenda.

Ms Lynda Delf advised that she was attending the meeting to hear the discussions on item 5(d) of the Agenda.

Ms Justine Nemmings advised that she was attending the meeting to hear the discussions on the applications relating to 136 Gilesgate.

### 5. Matters arising:

#### (a) To approve responses on the following planning applications:

**DM/21/00104/FPA** | Change of use of part of first floor into two small houses in multiple occupation (HMO) (use class C4). | 7 - 8 Silver Street Durham DH1 3RB. The Committee noted that the application has now been amended. Specifically the Committee **agreed** to welcome the fact that the applicant had now committed to investigating exposing the original features of the property. The Committee also **agreed** to welcome the fact that Highways had requested that cycle parking be provided, to encourage Highways to do so for all future relevant applications, however **agreed** that, in this particular case, with the

dwellings being on the first floor of the building and with no available cycle storage to the ground floor, that this requirement should not be applied in this case. The Clerk **agreed** to amend the response to the original application accordingly.

**DM/21/00378/FPA** | Change of use of the dwelling to 3 flats (use class C3) including erection of extension to rear and side. | 15 Mayorswell Field Durham DH1 1JW. The response to this application was **approved** by the Committee.

**(b) Further consideration of the following planning application**

**DM/20/03811/FPA** | Erection of detached dwelling and garage. | Land To The West Of Western Cottage Whitesmocks Durham DH1 4HN. The Clerk indicated that he had received correspondence from Mrs Yvonne Hall, who is concerned at this development. The Clerk read a statement on behalf of Mrs Hall, highlighting her concerns at this development; specifically that the development would detrimentally impact on her amenity, her hedges and that the development is, in her view, out of keeping with the area. It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application. Cllr L Brown also advised that she had called this application in to the Central and East Area County Planning Committee for consideration as County Councillor for the area.

**(c) To approve the response to the following linked appeals:**

**DM/19/02199/FPA** and **DM/19/02200/FPA** | 21 Market Place Durham DH1 3NJ. The Committee **approved** the response to these appeals. It was noted that the grounds for refusal had been omitted from the County Council's Notice of Refusal for application DM/19/02199/FPA.

**(d) Erection of a monopole mast and associated equipment near St Oswald's graveyard**

The Committee again expressed its opposition to the siting of this monopole in this location. The Clerk advised that he had now received a response from the telecoms company to state that this monopole benefited from deemed consent and therefore the company had no plans to relocate this monopole.

The Clerk advised that he had also received correspondence from DCC to state that the Director of Planning is also writing to the telecoms company to try and get the monopole relocated.

The Committee **agreed** that a press release should now be issued on this matter.

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

**a. To note:**

**DM/21/00172/LB** | Listed building consent for internal works to upgrade, replace and renew fire protection materials. | 10A - 10F Church Street Durham (18 March). It was **agreed** to note this application.

**DM/21/00460/FPA** | First floor extension with sky lights and other external alterations | The Old Cottage Whitesmocks Durham DH1 4LL (12 March). It was **agreed** to note this application.

**DM/21/00542/FPA** | Erection of part two-storey/part single-storey extension at rear of dwelling. | 3 Warwick Court Durham DH1 3QA (19 March). It was **agreed** to note this application.

**DM/21/00616/FPA** | Construction of pitched roof to existing garage including change of use to habitable room. | Finchale Fieldhouse Lane Durham DH1 4NB (19 March). It was **agreed** to note this application.

In noting these applications, Cllr L Brown highlighted her concern at the number of garages which are being changed into habitable rooms. Cllr L Brown advised that this will increase on-street parking. Cllr L Brown also highlighted her concerns at the paving over of gardens around the parish. Cllr G Holland expressed his concern that paving over gardens could have an adverse impact on water run-off and is also bad design. Cllr G Holland advised that he felt that there ought to be policies to protect against this.

Cllr J Ashby advised that the agreed proposed SPD on a design guide for Durham City could be a mechanism to tackle this trend.

Cllr L Brown also asked if the Parish Council could write to the relevant planning officers at DCC to highlight these issues. The Committee agreed to write to DCC on these matters. The Clerk **agreed** to draft the letter to DCC.

#### **b. To consider making representations**

**DM/21/00431/FPA** | Construction of rooftop extension. | Diocesan Board Of Education Carter House Pelaw Leazes Lane Durham DH1 1TB (18 March). It was **agreed** to object to this application. Cllr V Ashfield **agreed** to draft the response to this application.

**DM/21/00480/FPA** | Demolition of existing garage and replacement with new two storey extension to the side, new part two storey / part single storey extension to the rear of the property and dormer window to rear roof slope | 5 Flassburn Road Durham DH1 4LX (15 March). It was **agreed** to note this application.

**DM/21/00486/FPA** and **DM/21/00487/LB** | Demolition of existing outbuilding and utility room and erection of single storey pitched roof extension to rear of existing dwelling with habitable accommodation to roofspace. | 136 Gilesgate Durham DH1 1QQ (18 March). It was **agreed** to object to these applications. Cllr J Ashby **agreed** to draft the response to these applications.

**DM/21/00490/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 (Revised and Resubmitted) | 13 Alexandria Crescent Durham DH1 4EE (18 March). It was **agreed** to note this application.

**DM/21/00562/FPA** | Change of Use from C3 to C4 (small HMO) | 18 Mavin Street Durham DH1 3AU (19 March). It was **agreed** to object to this application. Cllr R Cornwell **agreed** to draft the response to this application.


## 7. Neighbourhood Plan

The Chair advised that Ms Sue Childs is currently working through the amendments to the Neighbourhood Plan and would soon be sending a final version to the Clerk for submission to the County Council. The Committee wished to record formally its thanks to Sue for her work in finalising the Plan.

The Clerk reminded Members that printed copies of the Plan would be organised by the Parish Council.

## 8. Traffic Regulation Orders

The Committee **agreed** to note the following TTROs:

A690	Eastbound towards North Road roundabout, Durham	Clear telecom chamber and cabling	Lane closure (9:30am - 3:30pm)	3 May	6 May	Vodafone
A690 	Nevilles Cross Bank, Nevilles Cross	New gas supply	2 way lights (manual control 7:00am - 7:00pm)	7 April	11 April	Northern Gas Networks

## 9. Dates of future meetings

**Friday 19 March 2021** - 14.00 to 16.00 hrs – via Zoom.

**Thursday 1 April** - 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 room.

## 10. Application to de-register the former coach park at The Sands as common land

The Clerk advised that he was working to collate the full bundle of evidence for submission to the Planning Inspectorate on this application. The Clerk also advised that the Parish Council's Barrister would be drafting the Statement of

Case. The Clerk reminded Members that the deadline for submitting this is 19<sup>th</sup> March 2021.

The Clerk and the Chair also **agreed** to carry out a site visit of the replacement land with the Parish Council's Barrister next week.

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,

A handwritten signature in blue ink that reads "Roy Censell,".

**Chair of the City of Durham Parish Council Planning Committee  
(19<sup>th</sup> March 2021)**