

# City of Durham Parish Council

**Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Thursday 16<sup>th</sup> April 2021.**

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

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

**1. Welcome and apologies**

Apologies for absence were received from Cllrs J Elmer and G Holland.

**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 1 April 2021.**

The minutes of the meeting held on 1<sup>st</sup> April 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 discussions on items 5-9 on the Agenda.

**5. Matters arising:**

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

**DM/21/00421/FPA** | Removal of existing single storey rear extensions to two C4 HMOs 16 & 17 Sidegate, erection of new single storey extensions to rear. Conversion of loft space to no. 17 Sidegate to include dormer windows to front and rear elevations. | 16 And 17 Sidegate Durham DH1 5SY. The Committee **approved** the response to this application.

**DM/21/00669/FPA** | Conversion of vacant dwelling to provide 4no. 2 bedroom residential apartments (C3), single storey extension to side, various external alterations, associated dual vehicle access points, off-street parking and landscaping. | 115 Gilesgate Durham DH1 1QG. The Committee **approved** the response to this application.

**DM/21/00914/FPA** | Erection of part two-storey/part single-storey extension to front, two-storey extension to rear and single-storey extension to side (southern) elevation. | 6 Orchard Drive Durham DH1 1LA. It was noted that the Planning Committee, at its meeting on 1<sup>st</sup> April, had agreed to both object to this application and, on the basis that this property may be a C4 dwelling, to also call this in to the Central and East Area County Planning Committee for consideration. The Committee note that, following investigation, it was agreed that the property is in fact a C3 dwelling and therefore it was agreed at this meeting that the Committee should object to this application (on the grounds of overdevelopment and loss of amenity to neighbouring dwellings) but not to call

this in to the Central and East Area County Planning Committee for consideration.

**(b) Committee date for DM/21/00154/VOC and DM/21/00155/VOC**

Cllr J Ashby provided a report on the Committee meeting where applications DM/21/00154/VOC and DM/21/00155/VOC were considered.

Cllr J Ashby advised that he had made a representation to the County Planning Committee on behalf of the Parish Council, highlighting the Parish Council's concerns about the highway safety issues with this application.

Cllr J Ashby advised that the County Planning Committee had voted 4-3 in favour of the applicant and had passed the application.

The Chair put on record his thanks to Cllr J Ashby for representing the Parish Council at this meeting and for his report.

**6. Proposed sale of highways land, DH1 4HX**

The Committee noted that a retrospective planning application was expected for this. The Clerk advised that he had received further correspondence from the Planning Development Manager at DCC to advise that he expected a retrospective application to be forthcoming. If however an application is not submitted, DCC do not consider it expedient to pursue this via enforcement as Highways do not object to this and its impact on the area is considered minimal. The Committee **agreed** to note this.

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

**a. To note:**

**DM/21/00737/FPA** | Aluminium vent cover 300mm x 300mm that sits above door to rear of premises (retrospective) | 87A - 87B Elvet Bridge Durham DH1 3AG (6 May). It was **agreed** to note this application.

**DM/21/01010/TPO** | Various tree works to 2no. Beech (T6 and G5), 1no. American Oak (G6) and 1no. Pine (G6) | 8 Almoners Barn Durham DH1 3TZ (21 April). It was **agreed** to note this application.

**DM/21/01093/FPA** | Extract ventilation upgrade works, replacement of existing external and additional mechanical plant and equipment and re-roofing of the Christopherson Building. | Durham University Science Site South Road Durham DH1 3LE (21 April). It was **agreed** to note this application.

**DM/21/01138/TPO** | Pollard Willow (T4), fell dead tree (T8), prune Horse Chestnut (T10), Prune Lime (T34), reduce tree W2\*4 and prune Beech (T64) | St Leonards Catholic School North End Durham DH1 4NG (22 April). It was **agreed** to note this application.

**DM/21/01190/LB** | Works listed building, replacing water-damaged ceilings and reinstatement of an internal door to a historic structural opening to I.T suite | The Chorister School The College Durham DH1 3EL. It was **agreed** to note this application.

## b. To consider making representations

**DM/21/01126/LB** | Listed Building consent to alter internal layout of Flat 3 from 5 to 6 HMO bedrooms, replace boilers serving individual flats including external flues to rear and insert 2no conservation style roof lights to rear roof slope | 3 North Bailey Durham DH1 3ET (6 May 2021). It was **agreed** to note this application.

**DM/21/01145/FPA** | Two storey side extension, single storey rear extension and widening of driveway | 9 Cedar Drive Durham DH1 3TF (22 April). It was **agreed** to object to this application and to also call this in to the Central and East Area County Planning Committee for consideration.

## c. 51 Whinney Hill appeal

Members noted the decision of the Planning Inspectorate to allow this appeal to be considered under the HAS appeal system.

The Committee noted that the Senior Inspector, in considering the evidence on file, may not have considered the room sizes as shown on the drawing labelled EXISTING PLANS, ELEVATIONS & SITE PLAN. Specifically, bedrooms numbered 1, 2 and 3 fall short of the minimum area of 6.51m<sup>2</sup> prescribed in The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018.

The Committee noted that the HMO licence for this property was issued on 1 October 2018 so clause 1B of the Regulations applies and the 18 month period permitted to comply with the regulations has now expired. Consequently the maximum number of bedrooms that can legally be let at 51 Whinney Hill is only three and the Senior Inspector's inference that this is currently a six-bedroom HMO is incorrect.

On that basis, it was **agreed** that the Parish Council should write again to the Inspectorate and advise that the HAS process should not be used for this appeal.

## 8. Traffic Regulation Orders

The Committee **agreed** to note the following Temporary Traffic Regulations Orders:

Road No.	Location	Description	Traffic Management	Start Date	End Date	Responsibility
C98	New Elvet, Durham City	Replacement works	2 / 4 way lights	6 April	17 May	Northern Gas Networks

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

The Clerk reminded Members that the public inquiry is due to commence on 27<sup>th</sup> April 2021.

The Clerk advised that the objecting parties would be meeting ahead of the inquiry in order to arrange any last minute logistics for the inquiry.

## **10. Consideration of suggested Planning Committee actions in respect of the Parish Council Climate Change plan**

Members **agreed** to accept in principle the following bullet points from the Parish Council's Climate Change plan as work for the Parish Council's Planning Committee to focus on.

- Actively support planning applications for new renewable energy in the area.
- Place conditions on all new planning applications: require every decision to be well informed on its climate impact and demand that the planning authority provides you with the appropriate information;
- Influence decisions on infrastructure and transport projects made by local authorities;
- Encourage increase in the amount of renewable energy generated locally & encourage use of electronic display showing how much energy has been generated and how much money and CO2 emissions saved;
- Request street lighting which uses well-directed LED lighting;
- Encourage car-sharing schemes for commuting and non-commuting journeys.
- Press for differential car-parking charges for fully electric, hybrid and high carbon vehicles and provide dedicated spaces with electric charging points;
- ban the use of idling carbon-using vehicles (e.g., ice cream vans and promotion vehicles) in the Market Place, Millennium Place and other central urban spaces in the County.

In agreeing this, Members also **agreed** that this should be with the understanding that the Planning Committee after 6<sup>th</sup> May 2021 may wish to amend/ add to this work.

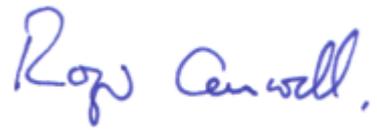
## **11. Dates of future meetings**

**Friday 30 April 2021** - 14.00 to 16.00 hrs – via Zoom.

**Friday 14 May 2021** - 14.00 to 16.00 hrs – provisional date contingent on the outcome of the Parish Council elections and the expiry (or not) of the Coronavirus regulations.

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 Cuswell,". The signature is written in a cursive style with a comma at the end.

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