

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 13:00 pm on Friday 9th July 2021

Present: Cllr V Ashfield (in the Chair), Cllr G Holland, R Friederichsen, R Ormerod and Cllr C Lattin

Also present: A Shanley (Parish Clerk), Roger Cornwell and John Lowe (member of the public) and Cllrs Esther Ashby and Helen Weston.

1. Welcome and apologies

Apologies were received from Cllr L Brown

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 25th June 2021

The minutes of the meeting held on 25th June 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 Roger Cornwell advised that he was attending the meeting to hear discussions on the two applications for 12 Silver Street.

Mr John Lowe advised that he was attending to hear discussions on items 5-8 on the Agenda. John also highlighted that the Secretary of State at the DCMS has decided that Dunelm House should be included in the statutory list of buildings of special architectural or historic interest, at Grade II and cannot be granted a certificate of immunity.

John also advised that he had received some communication regarding highways amendment plans at the Milburngate development. John stressed that these appear to be only rumour at this stage and the Clerk advised that he had recently contacted the project manager at DCC about this and had been assured that these plans are very much at scoping stage at present and she hoped to engage with the Parish Council and local residents as and when plans become clearer for this development.

Cllr Helen Weston advised that she was attending the meeting to hear discussions on application DM/21/02263/FPA.

Cllr Esther Ashby advised that she was attending the meeting to hear discussions on application DM/21/02034/FPA.

5. Matters arising:

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

DM/20/01124/FPA | Retention of use of land for 2 car parking spaces. | Land To South Of Flass Vale House Ainsley Street Durham DH1 4BJ. The Committee **approved** the response to this application.

DM/20/03811/FPA | Erection of detached dwelling and garage. | Land To The West Of Western Cottage Whitesmocks Durham DH1 4HN. The Committee **approved** the response to this application.

DM/21/00377/AD | Replacing same signage, frame dimensions with same materials with different design | 21 Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

DM/20/03760/FPA | Partial change of use to create 70 bed Student Accommodation Facility to include the erection of a two storey extension to existing roof and associated access arrangements | First To Third Floors 4 - 6 Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

DM/21/01670/FPA | Change of use of first and second floors to create 12-bedroom facility for student accommodation with rear extension, external communal terrace, cycle parking, bin storage and associated works | Residential Accommodation 63 Crossgate Durham DH1 4PR. The Committee **approved** the response to this application.

DM/21/01869/FPA | Erection of part two-storey extension/part single-storey extension at side and rear of dwelling, decked area to rear, single-storey extension to front and enlarged driveway area. | 41 Wearside Drive Durham DH1 1LE. The Committee **approved** the response to this application.

DM/21/02038/FPA | Construction of double dormer window to rear and conservation roof light to front to allow loft conversion. | 8 High Wood View Durham DH1 3DT. The Committee **approved** the response to this application.

DM/21/01789/FPA | Construction of 12 townhouse dwellings with associated works. | Land At St Johns Road Neville's Cross. The Committee **approved** the response to this application.

(b) Update on planning training session

The Clerk reminded Members that Jo-Anne Garrick will be hosting a planning training session on 21st July 2021. The Clerk advised that he had circulated details of what Jo-Anne would cover and this includes looking at example applications in the parish.

Cllr C Lattin asked that Jo-Anne also cover how to use the planning portal at this training session.

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

The Clerk advised that the public inquiry into the common land application was complete, with the final session taking place on 7th July 2021. The Clerk advised that, at this session, participants were given the opportunity to provide closing submissions on the case.

The Clerk thanked Roger Cornwell for his work during the inquiry and for his agreement in continuing to represent the Parish Council on this case.

The Clerk advised that a without prejudice discussion had taken place between the County Council and representatives of the main objectors, in the hopes of having the application withdrawn and this had been to no avail.

Cllrs V Ashfield and G Holland expressed unhappiness at the current Administration's refusal to withdraw the Section 16 application.

Cllr R Ormerod advised that he continued to support the Parish Council's objection to this application and that he would like more details of the without prejudice discussion which had taken place.

The Clerk advised that the Chair of the Parish Council and the Chair of the Durham City Freemen had submitted a letter to the Leader and to the Chief Executive of Durham County Council, requesting that the eventual use of the land – regardless of the outcome of this inquiry – is used to be best public benefit as possible.

The Clerk concluded by stating that the Inspector's ruling may not be published until at least 2-3 months.

7. To consider these planning applications:

a. To note:

DM/21/02203/VOC | Variation of condition 2 (approved plans) pursuant to DM/17/00701/FPA relating to change of use of redundant substation to create detached dwelling, to increase the size of side extension to accommodate satisfactory door opening and stair width, to alter the style and positioning of windows, and alterations to roof | Elvet Meadow Villa Darlington Road Durham DH1 3SX. It was **agreed** to note this application.

DM/21/02231/TPO | Fell 1 no. Cedar (5) | 4 Potters Close Nevilles Cross Durham DH1 3UB. It was **agreed** to note this application.

DM/21/02256/TPO | Various tree works to 34no. trees | The Pump House Cottage Houghall Farm Lane Houghall Durham DH1 3PJ. It was **agreed** to note this application.

DM/21/02280/FPA | Single storey extension to rear | 4 Copperfield Merryoaks Durham DH1 3QT. It was **agreed** to note this application.

DM/21/02288/LB | Listed building consent to install 1no downpipe to railway viaduct | Durham Railway Viaduct South West Of Train Station Station Approach Durham DH1 4RB. It was **agreed** to note this application.

DM/21/02314/FPA | Resubmission of approved application DM/21/00861/FPA for change of use from ground floor takeaway to incorporate into 1st floor to create single residential dwelling | 2 Maynards Row Gilesgate Durham DH1 1QF. It was **agreed** to note this application.

DM/21/02344/FPA | Demolition of existing single garage and construction of double garage with home office above. | Westaways Lowes Barn Bank Nevilles Cross Durham DH1 3QP. It was **agreed** to note this application.

b. To consider making representations:

DM/21/02208/FPA | Two storey side extension | 8 Byland Close Durham DH1 4GY. It was **agreed** to note this application.

DM/21/02227/FPA | Change of use of upper floors to a 5 bed HMO (use class C4), retail to remain at ground floor and installation of new access door in existing shop front. | 12 Silver Street Durham DH1 3RB. It was **agreed** to object to this application and also to call this in to the Central and East Area County

Planning Committee. Cllr V Ashfield **agreed** to draft the response to this application.

DM/21/02228/LB | Listed building consent to allow internal alterations for the change of use of upper floors to a 5 bed HMO (use class C4), retail to remain at ground floor and installation of new access door in existing shop front. | 12 Silver Street Durham DH1 3RB. It was **agreed** to object to this application and also to call this in to the Central and East Area County Planning Committee. Cllr V Ashfield **agreed** to draft the response to this application.

DM/21/02263/FPA | Demolition of existing timber garage and erection of new stone garage. | The Cottage Quarryheads Lane Durham DH1 3DY. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/21/02279/FPA | Erection of single-storey extension and new window both to rear elevation and internal alterations to an existing HMO (use Class C4). | 26 May Street Durham DH1 4EN. It was **agreed** to object to this application and also to call this in to the Central and East Area County Planning Committee. The Clerk **agreed** to draft the response to this application.

DM/21/02034/FPA | Proposed development of 57 residential dwellings with associated infrastructure, open space and highway improvements | Land At Former Skid Pan North Of Woodward Way Aykley Heads DH1 5ZH. It was **agreed** to object to this application. It was **agreed** that Jo-Anne Garrick should be asked to draft the response to this application by Wednesday 14th July 2021.

8. To consider the latest updates in relation to World Heritage Site boundary expansion

The Clerk advised that he had received correspondence regarding proposals for the WHS boundary expansion though no proposal is concrete at present. Mr John Lowe advised that a buffer zone around the World Heritage Site boundary had been proposed in order to provide greater protection to the expanded World Heritage Site. The Clerk advised that he would circulate details of the correspondence he had received.

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 Parish Council Planning Committee
(26th July 2021)**