

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 13:00 pm on Friday 3rd September 2021

Present: Cllr L Brown (in the Chair), Cllr V Ashfield, Cllr R Friederichsen, Cllr C Lattin and Cllr R Ormerod.

Also present: A Shanley (Parish Clerk), Mr Roger Cornwell, Mr John Ashby, Cllr Esther Ashby, Cllr Robert Hanson, Ms Sue Childs, Mr Michael Hurlow, Mr John Lowe, Mr Peter Smith and Mr Terry Greenwell. (members of the public)

1. **Welcome and apologies**

Apologies were received from Cllr G Holland.

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

None received.

At this point in the meeting, Cllr R Friederichsen advised that it was his intention to resign from this Committee following today's meeting, as he wished to focus a lot of his work and efforts on the climate change work the Council is undertaking. The Chair and the Committee expressed their thanks to Cllr Friederichsen for his work on this Committee and also their hope that Cllr Friederichsen will be able to support the work of the Committee when assessing the impact of schemes on climate change.

3. **To receive and approve as a correct record the minutes of the meeting on 6th August 2021.**

The minutes of the meeting held on 6th August 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 Terry Greenwell advised that he was attending the meeting to contribute to the discussions on the Sidegate House application.

Mr Peter Smith advised that he was attending the meeting to contribute to the discussions on the Sidegate House application.

Ms Sue Childs advised that she was attending the meeting to hear discussions on Item 6 of the Agenda.

Mr Michael Hurlow advised that he was attending the meeting to hear discussions on Item 6 of the Agenda.

Mr John Ashby advised that he was attending the meeting to hear discussions on Items 6 and 7 of the Agenda.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on Items 6 and 7 of the Agenda.

Cllr Esther Ashby advised that she was attending the meeting to hear discussions on the Ainsley Street appeal as well as applications DM/21/02917/FPA and DM/20/03558/OUT.

Cllr Robert Hanson advised that he was attending the meeting to hear discussions on Item 7 of the Agenda.

Mr John Lowe advised that he was attending the meeting to hear discussions on item 7 of the Agenda. Mr John Lowe again raised the concern about the closure of Framwellgate Peth and advised that the signage still needed to be reviewed. The Clerk advised that he would look into this. Mr John Lowe also advised that local residents had now received two letters from the developer updating them of the situation.

5. Matters arising:

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

DM/21/02626/FPA | Change of use from small HMO (use class C4) to a sui generis HMO. | 9 John Street Durham DH1 4DE. The Committee **approved** the response to this application.

DM/21/02731/FPA | Retention of enlarged hardstanding/access area at front of site. | Braeside Newcastle Road Crossgate Moor Durham DH1 4HZ. The Committee **approved** the response to this application.

DM/21/01876/FPA | Demolition of existing house and construction of replacement house on same footprint | Sidegate House Sidegate Durham DH1 5SY. The Committee **approved** 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. The Committee **approved** the response to this application.

(b) To ratify the following decisions taken over correspondence on 18th August 2021:

Amendments to **DM/21/02271/FPA** | Conversion of upper floors to form 1no. 4-bedroom dwelling (C4 HMO) and change of use to part ground floor to form separate entrance | 37 - 38 Silver Street Durham DH1 3RD. **Agreed to withdraw objection.** The Committee **agreed** to ratify this decision.

DM/21/02733/FPA | Change of Use from Sui Generis (A4) back to Use Class E (retail use) | Ground Floor 35A Saddler Street Durham DH1 3NU. **Agreed to note this application.** The Committee **agreed** to ratify this decision.

DM/21/02776/LB | Stonework conservation and repairs, replacement of existing coping stone, installation of new wrought iron railing to the Monks Garden Wall | Durham Cathedral The College Durham DH1 3EH. **Agreed to note this application.** The Committee **agreed** to ratify this decision.

DM/21/02684/VOC | Variation of conditions 2, 4 and 21 pursuant to planning permission DM/20/01280/FPA to permit additional demolition and subsequent rebuild to section of south west elevation, partial demolition of curtilage wall and variation of construction management plan and demolition method statement conditions | Mount Oswald Golf Club House Mount Oswald Golf Club South Road Durham DH1 3TQ. **Agreed to note this application.** The Committee **agreed** to ratify this decision.

DM/21/02661/LB | Additional demolition and subsequent rebuild to section of south west elevation and partial demolition of curtilage wall associated with DM/20/01286/LB & DM/20/01280/FPA | Mount Oswald Golf Club House Mount

Oswald Golf Club South Road Durham DH1 3TQ. **Agreed to note this application.** The Committee **agreed** to ratify this decision.

DM/21/02866/TPO | Removal of Branches of Willow Tree (Salix Alba) | 4 Beechways Durham DH1 4LG. **Agreed to note this application.** The Committee **agreed** to ratify this decision.

DM/21/02789/FPA | Change of use of outbuilding from a domestic recording studio on the ground floor and residential unit on the first floor (ancillary to residential use) to commercial sound mixing studio on ground floor and linked residential unit on first floor, and retention of side entrance porch | Spring Cottage Clay Lane Durham DH1 4QL. **Agreed to note this application, subject to the response from DCC Environmental Health Team.** The Committee **agreed** to note this application.

DM/21/02774/VOC | S.73 application for the removal of Condition No.3 (Outside seating) to permit outside seating within the rear garden on a permanent basis pursuant to DM/19/01789/VOC. | 57 Claypath Durham DH1 1QS. **Agreed to note this application, subject to the response from DCC Environmental Health Team and local residents.** The Committee noted the objections from local residents and **agreed** to comment on the application, supporting the use of the outside seating as applied for, with the requirement that the noise levels be kept to conversation level only and that the management plan agreed be adhered to at all times. The Clerk **agreed** to draft the response to this application.

DM/21/02770/FPA | Construction of detached double garage. | Hillcrest Springfield Park Durham DH1 4LS. **Agreed to note this application.** The Committee **agreed** to ratify this decision.

(c) Discussion with the applicant for the following planning application(s):

DM/21/01876/FPA | Demolition of existing house and construction of replacement house on same footprint | Sidegate House Sidegate Durham DH1 5SY. Mr Peter Smith and Mr Terry Greenwell advised that they had taken advice from officers and considered the representations made on this application and felt that the amendments to the scheme now met all concerns. Terry asked if the Parish Council would re-consider its stance on this application, following the amendments to the scheme. Cllr L Brown advised that the Committee has concerns about the impact of this proposal on the green belt and the Conservation Area. The Committee **agreed** to consider the representations made by DCC's Design and Conservation officer on this scheme and will decide on its position thereafter.

(d) To consider the outcome of the following planning appeal(s):

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 noted with disappointment that the appeal had been successful. The Clerk reminded Members that planning permission does not supersede any legal rights of access which the public has over this land.

6. Progressing the two Supplementary Planning Documents (SPDs)

The Clerk reminded Members that they had now agreed to progress two SPDs – a design guide for Durham City and a tree protection SPD. The Clerk advised that, subsequent to the discussion at the last Committee meeting with DCC officers, the Parish Council had been contacted by the Neighbourhood Planning

officer at DCC regarding the design SPD, seeking a meeting with the Council on 6th October, which the Parish Council has accepted.

The Clerk also advised that the City of Durham Trust had met and has now confirmed that Ms Sue Childs and Mr Michael Hurlow wished to be the Trust's representatives on any working group which is established to progress these SPDs.

It was **agreed** that the trees SPD should be progressed as soon as possible, with a report going to Full Council in September on this and the agreement that the Council's planning consultant should support this work.

7. To consider these planning applications:

a. To note:

DM/21/02692/FPA | Replacement chiller units on roof. | Her Majestys Passport Office Freemans Reach Riverside Place Durham DH1 1SL. It was **agreed** to note this application.

DM/21/02850/LB | Listed building consent to rebuild collapsed boundary wall. | St Mary The Less St Johns Chapel South Bailey Durham DH1 3EQ. It was **agreed** to note this application.

DM/21/02932/FPA | Change of use form bar to waffle/ice-cream/coffee-shop (retrospective) | 33 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/21/02939/LB | Removal and Replacement of Main Roof Structure including Demolition and Rebuild of Main Chimney | 78 Gilesgate Durham DH1 1HY. It was **agreed** to note this application.

DM/21/02954/FPA | Stonework conservation and repairs, replacement of existing coping stone, installation of new wrought iron railing to the Monks Garden Wall | Durham Cathedral The College Durham DH1 3EH. It was **agreed** to note this application.

DM/21/02934/AD | New signs to replace existing signs | 7 Old Elvet Durham DH1 3HL. It was **agreed** to note this application.

DM/21/02985/TPO | Felling and Removal of 1No Wild Cherry Tree plus Pollarding and Removal of Branches of Various Other Trees | Quarryside Back Western Hill Durham DH1 4RG. It was **agreed** to note this application.

b. To consider making representations:

DM/21/02838/FPA | Single storey rear extension to existing (C4) HMO to provide kitchen area and bike shed | 165 Gilesgate Durham DH1 1QH. It was **agreed** to note this application.

DM/21/02980/CEU | Application for certificate of lawful use of the property as a C4 HMO prior to the Article 4 Direction coming into force 16th September 2016 | 8 Flass Street Durham DH1 4BE. It was **agreed** to note this application.

DM/21/02952/FPA and DM/21/02953/LB | Conversion of upper floors to create a 6-bed HMO (Use Class C4), installation of rooflights and new door within frontage | 24 - 25 Market Place Durham DH1 3NJ. It was **agreed** to object to these applications and to call these applications in to the Central and East Area County Planning Committee should the officers be minded to approve. The Clerk **agreed** to draft the response to these applications.

DM/21/02917/FPA | Replace 15m pole and 3no cabinets with 20.0m Orion pole supporting 6no antennas, 3no Remote Radio Units underneath the antennas, 2no 300mm dishes, installa York cabinet and ancillary development. | Road Verge To The South Of Fernhill Newcastle Road Crossgate Moor DH1 4JZ. It was **agreed** to note this application.

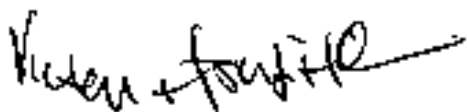
DM/21/02896/FPA | Redevelopment of stables to provide 1no 4 bed dwelling | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee should the officers be minded to approve. It was **agreed** that Joanne Garrick should be asked to draft the response to this application.

DM/21/02697/FPA | Addition of conservatory and terrace to serve the restaurant and bar | Farnley Tower The Avenue Durham DH1 4DX. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee should the officers be minded to approve. Cllr L Brown **agreed** to draft the response to this application.

DM/20/03558/OUT | Proposed residential development of up to 500 dwellings (outline including access) (amended 24th August 2021). | Land To The East Of Regents Court Sherburn Road Durham. It was **agreed** to object to this application. Cllr C Lattin **agreed** to draft the response to these applications.

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
(17th September 2021)**