

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 11:00 am on Tuesday 28th September 2021

Present: Cllr V Ashfield (in the Chair), Cllr C Lattin, Cllr R Ormerod and Cllr S Walker.

Also present: A Shanley (Parish Clerk), Mr John Lowe, Ms Sue Childs, Cllr Esther Ashby and Mr John Ashby (members of the public)

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 17th September 2021

The minutes of the meeting held on 17th September 2021 were unanimously agreed as a true and accurate record of proceedings.

4. To receive any public participation comments on the following agenda items.

Ms Sue Childs advised that she was attending the meeting to hear discussion on item 8 of the Agenda.

Mr John Lowe advised that he was attending the meeting to hear discussions on items 5-8 on the Agenda.

Cllr Esther Ashby advised that she was attending the meeting to hear discussions on item 8b of the Agenda.

Mr John Ashby advised that he was attending the meeting to hear discussions on items 5-8 on the Agenda.

5. Matters arising:

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

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. The Committee **approved** 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. The Committee **approved** the response to this application.

DM/21/03014/FPA | Replacement of 3no. windows to front elevation of dwelling house. | 4 The Avenue Durham DH1 4ED. The Committee **approved** the response to this application.

DM/21/02785/AD | Erection and display of 1no illuminated fascia sign, 1no illuminated projecting sign, 1no non-illuminated fascia sign and

internally applied vinyl signs | 30-31 High Street Durham DH1 3UL. The Committee **approved** the response to this application.

DM/21/03050/FPA | Change of Use from 5 bed C4 HMO to 7 Bed Sui Generis HMO and two storey side extension | 1 Elvet Crescent Durham DH1 3AP. The Committee **approved** the response to this application.

DM/21/02956/AD | Replacement of existing signage with current logos | 36 The Riverwalk Millburngate Durham DH1 4SL. The Committee **approved** the response to this application.

(b) Letter to the Leader and Chief Executive of Durham County Council on the Central and East Area County Planning Committee

The Committee noted the draft response formulated by Cllr G Holland on the issues raised at the previous meeting regarding the Central and East Area County Planning Committee meeting held on 14th September 2021. The Committee **agreed** by 2 votes to 1 that this letter should instead form a corporate complaint to the Chief Executive of Durham County Council regarding the outcome of the decision on 4-6 Silver Street. The Clerk **agreed** to draft this letter. Cllr V Ashfield asked to put on the record her concerns at the reduced membership of this Committee and the need for a small group of Councillors to therefore have to make a very important decision on behalf of the Council.

(c) Letter to Historic England on application DM/20/03558/OUT

The Clerk advised that, whilst the Committee had agreed to draft a formal letter of complaint to Historic England regarding their "no comment" comment to this application, it may be best to request that they take a look at this application again. The Committee **agreed** this and the Clerk **agreed** to write to Historic England about this.

6. Update on the de-registration of the former coach park as common land

The Committee noted that the outcome of the public inquiry is expected within the coming days and **agreed** to await the outcome of the Inspector's verdict.

7. Progressing the two Supplementary Planning Documents (SPDs)

The Clerk reminded Members that Full Council (27th September 2021) had agreed to allocate a budget towards progressing the trees SPD in collaboration with the Parish Council's planning consultant Jo-Anne Garrick.

The Clerk reminded Members that the Council is expecting to attend a meeting with the relevant officers at DCC on 6th October to discuss progressing the proposal of a good design guide SPD for the parish.

8. To consider these planning applications:

a. To note:

DM/21/02749/LB | Shop front sign | Waceland Durham 34 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/21/03058/FPA | Construction of a temporary kitchen, servery and dining area. | Durham University Grey College South Road Durham DH1 3LG. It was **agreed** to note this application.

DM/21/03163/AD | Sign on the shop front fascia and hanging sign consisting of the business name | 34 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/21/03093/FPA | Change of use from non-residential education and training centre (F.1) to offices (E). | Riverdale The Sands Durham DH1 1JY. In **agreeing** to note this application, it was also **agreed** that the Parish Council should request that the permitted development right to convert the building into a residential property be removed as a condition of this application being accepted. The Clerk **agreed** to draft the response to this application.

DM/21/03108/LB | Maintenance works consisting of roof repairs and lightning protection replacement | The Observatory Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/21/03112/FPA | Insertion of ground floor window to front elevation of existing small HMO (C4) | 62 Gilesgate Durham DH1 1HY. It was **agreed** to note this application.

DM/21/03127/FPA | Demolition of existing garage and erection of new detached garage. | Thornleigh Nevilles Cross Bank Durham DH1 4JP. It was **agreed** to note this application.

DM/21/03134/LB | Maintenance works consisting of repairs to roof, internal plasterwork and repointing | School Of Oriental Studies Elvet Hill House Elvet Hill Road Durham. It was **agreed** to note this application.

DM/21/03169/FPA | Single storey rear extension | 18 Blaidwood Drive Durham DH1 3TD. It was **agreed** to note this application.

DM/21/03234/FPA | Replacement of existing bottle store (Cage 27) with new chiller enclosure. | Durham University Science Site South Road Durham DH1 3LE. It was **agreed** to note this application.

DM/21/03203/LB | Display of 20 no. total signs to include: 7no. replacement signs on metal posts; 2no. replacement fixed face signs; and display of 11 no. new signs on metal posts | The Chorister School The College Durham DH1 3EL. It was **agreed** to note this application.

DM/21/03194/AD | Erection of 1no. fascia sign | Bow School South Road Durham DH1 3LS. It was **agreed** to note this application.

DM/21/03196/AD | 2No Non-Illuminated Replacement Signs | Bow School South Road Durham DH1 3LS. It was **agreed** to note this application.

DM/21/03171/LB | Refurbishment of existing external windows to annex building including full replacement where necessary | Hollingside House Hollingside Lane Durham DH1 3TL. It was **agreed** to note this application.

b. To consider making representations:

DM/21/03207/FPA | Single storey side and rear extension | 3 Crossgate Moor Gardens Durham DH1 4HS. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/21/02360/FPA | Hybrid planning application consisting of outline planning permission (all matters reserved) for an extension to the Sniperley Park and Ride and full planning permission for the development of 370 dwellings associated access and works and demolition of former farm buildings | Land North And East Of Sniperley Farm Durham DH1 5RA. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

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 black ink, appearing to be 'G. R. O.', followed by a long horizontal line extending to the right.

**Chair of the Parish Council Planning Committee
(15th October 2021)**