

# City of Durham Parish Council

## Minutes of Planning Committee meeting held via Zoom at 14:00pm on Friday 29<sup>th</sup> October 2021

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

**Also present:** A Shanley (Parish Clerk), Mr John Lowe, Mr John Ashby and Mr Roger Cornwell (members of the public).

### 1. Welcome and apologies

Apologies were received from Cllr G Holland.

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

Councillor L Brown declared an interest in the appeal for application DM/21/01918/FPA and item 8 of the Agenda and took no part in the discussions on these matters.

Councillor R Ormerod declared an interest in item 8 of the Agenda and left the meeting prior to this item being discussed at the meeting.

### 3. To receive and approve as a correct record the minutes of the meeting on 15<sup>th</sup> October 2021

The minutes of the meeting held on 15<sup>th</sup> October 2021 were unanimously **agreed** as a true and accurate record of proceedings, with the amendment that Cllr G Holland be added to the list of attendees as he had attended and contributed to this meeting.

As a matter arising from the minutes, Cllr L Brown advised that she had been in contact with the County Council's Planning department regarding the proposed development at Diamond Terrace (as noted under item 10 of the minutes) and they have confirmed that Policy D1 of the Neighbourhood Plan will still apply to any application in this area.

### 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 5-7 of the Agenda.

Mr John Ashby advised that he was attending the meeting to hear discussions on items 5-9 of the Agenda.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on items 7b and 9 of the Agenda.

### 5. Matters arising:

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

**DM/21/02447/FPA** | Erection of an extension to the rear of the property and internal reconfiguration to include creation of 6th bedroom in existing HMO (C4 HMO). | 50 Hawthorn Terrace Durham DH1 4EQ. The Committee **approved** 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. Cllr L Brown advised that she is still awaiting an up to date tree report for this development. Once this report is received, Cllr L Brown advised that the Committee can consider this at a future meeting and decide on its response to this application, as amended.

**DM/21/03201/FPA** | Demolition of existing outbuildings/bin store and erection of an extension to the existing kitchen to accommodate Durham University's Central Production Kitchen ('CPK'). | Main Building St Aidans College Windmill Hill Durham. Cllr L Brown advised that, due to personal circumstances, she was unable to draft a response to this application on behalf of the Parish Council. However, Cllr L Brown advised that she did submit an objection to the application in her role as County Councillor.

**(b) To consider the outcome of the County Planning Committee meeting held on the 19<sup>th</sup> October 2021 on the following planning application(s):**

**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. The Committee **noted** with disappointment that this application has now been granted by the County Council, in spite of the robust objections submitted.

**(c) To consider the appeal for the following planning application(s):**

**DM/21/01918/FPA** | Change of use from C3 (dwellinghouse) to either C3 (dwelling house) or C4 (house of multiple occupation). | 8 Laburnum Avenue Durham DH1 4HA. It was **agreed** to note this appeal without submitting a further response to the Inspectorate.

**DM/21/01858/FPA** | Change of use from a dwellinghouse (C3) to a House in multiple occupation (C4) including installation of 2 roof lights and internal alterations. | 4 North End Durham DH1 4NG. It was **agreed** to submit a response to this appeal to the Inspectorate. The Clerk **agreed** to draft the response to this appeal.

## **6. Progressing the Supplementary Planning Documents (SPDs)**

The Clerk advised that he, Sue Childs and Jo-Anne Garrick attended a joint meeting with DCC on 25<sup>th</sup> October 2021 on the proposed trees SPD. The Clerk advised that DCC has a number of concerns about the Parish Council doing this piece of work and this being attached to the Neighbourhood Plan. The Clerk advised that a trees SPD is proposed for the beginning of 2024 as part of the County Durham Plan and Ged Lawson's team is leading on this alongside the planning department.

The Clerk also advised that DCC is most keen that the Parish Council be part of the proposal to create a Conservation Area Management Plan, the expression of interest for which is being submitted to Historic England.

The Committee **agreed** not to progress a trees SPD but instead to channel resources into the production of the Conservation Area Management Plan.

## **7. To consider these planning applications:**

### **a. To note:**

**DM/21/03614/FPA** | Renovation and Replacement of Existing Front Fenestration | 8 Church Street Durham DH1 3DG. It was **agreed** to note this application.

**DM/21/03634/FPA** | Erection of two storey external glazed lift shaft within the courtyard to allow staff and students with mobilities issues safe and easy access to both floors | Durham University Department Of Psychology Science Site Durham DH1 3LE. It was **agreed** to note this application.

**b. To consider making representations:**

**DM/21/03575/FPA** | Replacement of existing windows with a mix of timber and upvc windows. | 26 The Avenue Durham DH1 4ED. The Committee **agreed** to submit a response to this application expressing disappointment that although the first and second floor windows are also being replaced, no attempt is being made to replace them with sash type windows (particularly on the front elevation) that reflect the age and character of the property. Cllr L Brown **agreed** to draft the response to this application.

**DM/21/03576/FPA** | Replacement of existing windows with a mix of timber and upvc windows. | 13 Palatine View Durham DH1 4QQ. It was **agreed** to note this application.

**DM/21/03657/AD** | Display of 1no. fret cut pin mounted and logo externally illuminated by LED strip above | Royal County Hotel Old Elvet Durham DH1 3JN. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

**DM/21/03658/LB** | Listed Building consent for display of 1no. fret cut pin mounted and logo externally illuminated by LED strip above | Royal County Hotel Old Elvet Durham DH1 3JN. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

**DM/21/03593/FPA** | Porch extension, side extension and rear extension incorporating raised paving and balustrade | 2 Farnley Ridge Durham DH1 4HB. It was **agreed** to note this application.

## **8. Consideration of proposed Traffic Regulation Order - Durham South West**

The Committee considered the proposals for Durham South West and agreed to request that the double yellow lines with ticks be extended to North Road outside the takeaways, which have recently been granted planning permission.

In addition, the Committee **agreed** to commend this proposal but with the amendment that the bus stop be moved so that Waddington Street does not become blocked by buses and disabled access on the pavement not be impinged.

## **9. Proposal to add Ainsley Street to the Definitive Rights of Way Map**

Cllr L Brown advised that she had contacted DCC about the two parking spaces at Ainsley Street and been advised that the Parish Council may apply for this area to become highways again.

Cllr L Brown reported that the planning permission for the parking bays does not supersede any legal rights of access.

Cllr L Brown advised that there is a requirement for the Parish Council to submit evidence to support this application.

Mr Roger Cornwell advised that he believed there is both historic and modern user evidence of access of this land.

Mr Roger Cornwell advised that he would be contacting the relevant officer at DCC to request what information they would need for such an application.

The Committee **agreed** to support an application for this land to be added to the Definitive Rights of Way Map. Mr Roger Cornwell advised that he would be undertaking some investigation work for this to happen.

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. Brown', with a long horizontal line extending to the right.

**Chair of the Parish Council Planning Committee  
(12<sup>th</sup> November 2021)**