

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00pm on Friday 28th January 2022

Present: Cllr L Brown (in the Chair), Cllr G Holland, Cllr C Lattin, Cllr R Ormerod and Cllr S Walker.

Also present: A Shanley (Parish Clerk), Mr John Lowe, Mr John Ashby, Mr Roger Cornwell, Cllr E Ashby, Mr Patrick Byron, Mr Peter Smith and Mr Michael Hurlow (members of the public), Mr Craig Wilson (Visit County Durham), Lewis Stokes and Justin Hancock (Banks group), and Mr Richard Combstock (Rocking Horse Rehearsal Rooms).

1. Welcome and apologies

Apologies were received from Cllr V Ashfield.

2. To receive any declarations of interest from members.

Cllr R Ormerod declared an interest in item 10 of the Agenda and took no part in the discussions on this item.

Cllr L Brown declared an interest in application DM/22/00086/FPA and took no part in the discussions on this application.

Cllr G Holland declared an interest in application DM/22/00042/FPA and took no part in the discussions on this application.

3. To receive and approve as a correct record the minutes of the meeting on 12th January 2022

The minutes of the meeting held on 12th January 2022 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 with a general interest in all items but specifically item 7a of the Agenda.

Mr John Ashby advised that he was attending the meeting to hear discussions on items 5,7,8 and 9b of the Agenda.

Mr Roger Cornwell advised that he was attending the meeting to hear discussions on items 5,7,8 and 9b of the Agenda.

Cllr E Ashby advised that she was attending the meeting to hear discussions on application DM/21/03117/FPA on the Agenda.

Mr Patrick Byron advised that he was attending the meeting to hear discussions on item 5 of the Agenda

Mr Peter Smith advised that he was attending the meeting to hear discussions on application DM/21/04311/FPA on the Agenda.

Mr Richard Combstock advised that he was attending the meeting to hear discussions on application DM/21/04311/FPA on the Agenda.

Mr Michael Hurlow advised that he was attending the meeting to hear discussions on item 9b – and specifically application DM/21/04311/FPA - on the Agenda

5. Discussion with Lewis Stokes, Community Relations Manager at the Banks group on the Mount Oswald development.

The Chair welcomed both Lewis Stokes and Justin Hancock to the meeting.

Lewis advised that work was progressing very well indeed on the Mount Oswald development. Lewis advised that Banks is currently working on landscaping for the Northern section of the Linear park and works will be ongoing for this certainly in the early part of 2022.

In relation to the self-build plots to the middle of the site, Lewis advised that Banks has been unable to secure an appropriate developer for this for various reasons. The biggest impact of this to residents in Mount Oswald is the construction road being in place until construction is complete.

Lewis advised that Banks has decided to submit a planning application to increase the number of dwellings from 5 to 12 and, if successful, Banks would be developing these dwellings themselves directly.

Lewis advised that this would speed up development and he would be the main point of contact throughout development. Lewis advised that he has made residents aware of the new site layout.

Lewis also advised that progress is being made on the retail unit on site and an application for this would be coming forward in due course. Lewis advised that the Banks group would also be developing this themselves. Lewis advised that there has been much interest in the retail unit.

The Chair asked if there is an estimated timescale for the development of the 12 dwellings, highlighting the fact that residents are concerned at the construction road being in place for too long. Lewis advised that at present there isn't but also that Banks is keen to progress this as soon as possible so as to minimise disruption to local residents.

The Clerk asked if an operator has been selected for the retail unit and Cllr E Ashby asked if there is a timescale on completion of the retail unit. Lewis advised that no operator has been selected for the retail unit to date but negotiations with third parties are ongoing. In terms of completion date for the retail unit, Lewis advised that Banks is hoping to have this completed by the end of 2022.

Roger Cornwell asked for an update on the 850-bed PBSA application submitted by Banks. Justin Hancock advised that the application was on pause at the moment as DCC has asked for further information on student numbers. Justin advised that a consultant has been engaged to produce a report to go to Committee on this application. Justin advised that he didn't envisage planning permission being an issue as the 850-bed PBSA was designated in the County Durham Plan and he looked forward to this going to Committee. Justin advised that Banks has yet to speak to the University about this as they have been in the process of bringing in a new Vice Chancellor and Covid-19 has impacted on operations. However, Banks would be engaging with the University on this in due course.

Mr Patrick Byron asked if the planning application for the retail unit could be timed according to Council meetings so as to expedite the process as much as possible. Lewis advised that he would make best endeavours on this.

The Chair thanked Lewis and Justin for their time and for engaging with the Parish Council on these developments. At this point, Lewis and Justin left the meeting.

6. Discussion with Craig Wilson, Destination Projects Manager at Visit County Durham on proposals for the Northern Saints Trail.

The Chair welcomed Craig Wilson from Visit County Durham.

Craig advised that Visit County Durham is currently progressing plans as part of the Northern Saints trail.

Craig advised that the Northern Saints Trails project is a tourism product development initiative aimed at positioning and marketing the North East of England as The Crossroads of British Christianity through the development of six long distance walking trails based on existing ancient pilgrimage routes, some of which include the Durham area.

Craig advised that the Trails portray the region's Saints and their stories, set against a backdrop of the North East's attractions, landscapes, places to eat and drink and visitor accommodation. Craig advised that the Trails are rooted in the region's considerable Christian heritage but walking and pilgrimage appeal to those of other faiths or those who are not religious; motivations to walk the trails will vary from relaxation, personal spirituality, a walking challenge, the chance to get back to nature and discover stunning landscapes, health and wellbeing, family activities or to uncover the region's history. Craig advised that Visit County Durham has received external funding for the project and, as part of this, is hoping to progress the installation of new heritage information boards. Craig advised that there would be one such board in the parish area and he was keen to engage with the Parish Council prior to any new planning applications being submitted for this.

The Chair thanked Craig for his presentation and asked if the information boards would include barcodes which could be scanned and information provided electronically. Craig confirmed that the boards also included barcodes.

The Clerk asked if the scheme also sign posted users to accommodation providers. Craig confirmed that it would as well as other businesses.

The Chair thanked Craig for his time and for engaging with the Parish Council on this project. At this point, Craig left the meeting.

7. Matters arising:

(a) To approve the responses to the following planning application(s) and appeal(s):

DM/21/04212/FPA | Change of use from dwelling (use class C3) to house in multiple occupation (use class C4). | 1 Diamond Terrace Durham DH1 5SX. The Committee **approved** the response to this application. Members also noted the significant representation from the County Council's Spatial Planning team.

(b) To consider the recent decisions on the following planning application(s) and appeal(s):

DM/21/01670/FPA | Change of use of first and second floors to create 12-bedroom facility of 2no small HMO units for student accommodation with rear extension, cycle parking, bin storage and associated works | Residential Accommodation 63 Crossgate Durham DH1 4PR. Members welcomed the recent refusal of this application.

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. Members welcomed the recent refusal of this appeal.

DM/20/02394/FPA | Change of use from two bed dwelling (C3) to five bed roomed HMO (C4) including single and two storey rear extensions | 19 Mistletoe Street Durham DH1 4EP. Members welcomed the recent refusal of 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. Members welcomed the recent refusal of this appeal.

8. To consider the latest updates on the following planning application(s):

Amendments to 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 maintain an objection to this application.

DM/21/01611/FPA | Demolition of Existing Bingo Hall and erection of 1no. part 3 storey, 4 Storey Purpose Built Student Accommodation with associated parking and servicing facilities | Apollo Bingo Front Street New Durham Durham DH1 2EP. Members noted that the decision notice for this application has yet to be issued owing to the University's objection not having been reported to the Committee which determined this application. It was **agreed** to follow the progress of this application.

DM/21/04168/FPA | Change of use of amenity space to external seating area to the front of the unit and new shop front. | Pizza Punks 12 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to maintain an objection to this application.

9. To consider the following new planning applications:

a) To note:

DM/21/03995/LB | Listed Building Consent for proposed upgraded Wi-Fi works | University College Durham Castle Palace Green Durham DH1 3RW. It was **agreed** to note this application.

DM/21/04267/FPA | Single-Storey Rear Extension | 17 Gilesgate Durham DH1 1QW. It was **agreed** to note this application.

DM/21/03939/FPA | Proposed detached single storey garage | Low Burn Hall Cottage Darlington Road Durham DH1 3ST. It was **agreed** to note this application.

DM/22/00041/FPA | Addition of 3 new windows to rear elevation, new stairwell to the rear basement level and a conservation roof light to front elevation (use class C3). | 8 Ravensworth Terrace Durham DH1 1QP. It was **agreed** to note this application.

b) To make representations:

DM/21/03620/FPA | Chimney pots removed, capped off and ventilation provided by air bricks (retrospective) | 5 Palatine View Durham DH1 4QQ. It was **agreed** to object to this application. Cllr L Brown **agreed** to draft the response to this application.

DM/21/04160/FPA | Subdivide property into two C3 dwellings creating a studio flat within the basement including internal and external alterations | 7 Cross View Terrace Durham DH1 4JY. It was **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee should officers be minded to approve this application. Cllr L Brown **agreed** to draft the response to this application.

DM/21/04214/FPA | Two storey extensions to rear and internal alterations | 2 The Avenue Durham DH1 4ED. It was **agreed** to note this application.

DM/21/04311/FPA | Demolition of 6no. existing industrial units and erection of 4no. commercial units (Use Class B2), with associated parking, landscaping and boundary enclosures. | Blagdon Depot Frankland Lane Durham DH1 5TA. It was **agreed** to object to this application. It was **agreed** that Jo-Anne Garrick be asked to draft the response to this application.

Members also considered the request that the Rocking Horse Rehearsal Rooms be designated as an asset of community value. Prior to this going to Full Council for a decision, it was **agreed** that the Clerk and perhaps a representative of the Business Committee should try and meet with the applicant in order to consider whether the plans may be amended in such a way as to retain the Rocking Horse.

DM/22/00042/FPA | Construction of roof balcony and first floor bay window to front and installation of first floor balcony and French doors to rear (resubmission of DM/21/01877/FPA) | 48 Highgate Durham DH1 4GA. It was **agreed** to note this application.

DM/22/00052/FPA | Proposed solar panel installation on roof of leisure centre | Freemans Quay Leisure Centre Freemans Place Durham DH1 1SQ. It was **agreed** to support this application. Cllr C Lattin **agreed** to draft the letter to this application.

DM/21/03117/FPA | Partial change of use from E(a) (retail) to E(b) (restaurant) and new shop fronts | 9 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to object to this application. The Clerk **agreed** to draft the letter to this application.

DM/22/00086/FPA | Demolition of existing single storey utility room, garage and car port. Construction of first floor extension to west elevation, two storey extension to east elevation and single storey rear extension to south elevation. | Ansford Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/22/00139/FPA | Proposed 4 Bed HMO with accompanying communal living area and kitchen in existing loft spaces. A dormer link will be formed to connect the two loft spaces. | The Beauty Spot Saddlers Yard Saddler Street Durham DH1 3NP. It was **agreed** that this application should be put back on the Agenda for the next meeting of the Parish Council's Planning Committee.

10. To consider the proposed Park and Ride TRO Amendment - Overnight Motorhome Parking

It was **agreed** to support this proposal from DCC, subject to arrangements being in place to avoid litter and tipping of chemical toilets.

There being no further business, the Chair thanked all attendees for their attendance and contributions 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 City of Durham Parish Council
(11th February 2022)**