

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00pm on Friday 24th June 2022

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

Also present: A Shanley (Parish Clerk) and Mr John Lowe and Amanda Saunders (members of the public).

1. Welcome and apologies

Apologies were received from Cllrs V Ashfield, C Lattin and G Nair.

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 6th June 2022

The minutes of the meeting held on 6th June 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 agenda items.

Mrs Amanda Saunders advised that she was attending the meeting to participate in the discussion on item

5. Matters arising:

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

DM/22/01079/FPA | Retrospective application for an externally mounted extract system and parapet wall above flat roof to the rear of the property together with alterations to the roof of the previously approved rear extension and erection of a new bin enclosure to the rear | 17 Hallgarth Street Durham DH1 3AT. The Committee **approved** the response to this application.

DM/22/00961/FPA | Conversion of parts of the ground, first and second floors to create 28 bed student accommodation (Sui Generis) with ancillary communal social area, plant room, cycle and refuse storage | William Robson House Claypath Durham DH1 1SA. The Committee **approved** the response to this application.

DM/22/01541/FPA | Change use of open space to external beer garden including stools, shelving, parasols and metal barriers (Retrospective) | Ebony Unit 8 Freemans Place Durham DH1 1SQ. The Committee **approved** the response to this application.

(b) To consider the amendments to the following planning application(s):

DM/21/01789/FPA | Construction of 12 townhouse dwellings with associated works. | Land At St Johns Road Nevilles Cross. The Committee considered the latest round of amendments to this scheme and **agreed** to maintain its objection

and call-in request. The Clerk **agreed** to draft a follow-up response to this application.

6. To consider the following new planning applications in the parish area

a) To note:

DM/22/01588/VOC | Variation of Condition 2 (approved plans) pursuant to planning permission DM/20/01008/FPA for the erection of a new community centre | Lowes Barn Recreation Ground Off Park House Road Durham DH1 3QF. The Committee **agreed** to note this application.

DM/22/01566/TPO | Various Trees PN1/408 T575 Pear Tree - fell to ground; T576 Leyland Cypress - Reduce height by 3m; T577 Leyland Cypress - Reduce height by 2m; T578 Elm spp - Reduce entire crown by 2m. Crown thin by 20%; T579 Rowan - fell to ground; T580 Elm spp - Chip storm damaged limb. Reduce crown by 2m to balance shape. Crown thin by 20%; T581 Lawson Cypress - fell to ground; T582 Cherry - fell to ground; G2 Oak, Chestnut, Sycamore, Beech - Sever ivy at the base and bring to ground storm damaged limb of Sycamore; G3 Cherry, Ash, Oak- Sever ivy on all trees. Remove end Ash; 1* Cherry - clear footpath, stack arisings; 1* Ash - Sever ivy at base; 1* Horse Chestnut - Pollard to 6m T583 Oak - Reduce southern crown (over road) by 3m; T584 Poplar - Fell to ground level; T364 Oak - Fell to ground level; and T427 Beech - Bring to ground storm damaged Oak branch in tree | East Durham And Houghall Community College Houghall Durham DH1 3SG. The Committee **agreed** to note this application.

DM/22/01568/LB | Replacement render to front and rear elevations and repairs to chimney stacks (amended) | Dun Cow Cottage Dun Cow Lane Durham DH1 3ES. The Committee **agreed** to note this application.

DM/22/01551/FPA | Single storey rear extension | 4 Nevilledene Crossgate Moor Durham DH1 4HY. The Committee **agreed** to note this application.

DM/22/01554/FPA | Loft conversion including dormer window and change of main roof from a hip to gable and extensions to the front/ side of the dwelling and alterations to the existing detached garage (revised application). | Kenfrid Percy Lane Nevilles Cross Durham DH1 4HE. The Committee **agreed** to note this application.

DM/22/01601/LB | Installation of a small external intake louver to the rear elevation and internal ventilation works to include installation of ductwork to the ground and basement floors | NatWest 12 Market Place Durham DH1 3NG. The Committee **agreed** to note this application.

b) To make representations on:

DM/22/01293/FPA | Conversion of garage into habitable room, internal remodelling on first floor and loft conversion including roof lights to front and rear. | 4 St Margaret's Garth Durham DH1 4DS. The Committee **agreed** to note this application.

DM/22/01574/FPA | Retention of Material Change of Use of Woodland to a Private Garden with Erection of Detached Private Garage and Vehicle Hard Standing | 15 St Oswalds Drive Durham DH1 3TE. The Committee **agreed** to object to this application. It was **agreed** that Jo-Anne Garrick should be asked to draft the response to this application.

DM/22/01650/FPA | Change from 6 bed C4 to 10 bed /Sui Generis HMO with single storey rear extension | 1 Larches Road Durham DH1 4NL. The Committee **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/22/01646/FPA | Change of use of retail unit to drinking establishment with enhanced food provision (Sui generis) to include associated alterations to shop front | 9 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to note this application.

DM/22/01418/FPA | Change of use from 5 bedroom (house in multiple occupation HMO (use class C4) to 7 bedroom HMO (Use class sui generis) including demolition of existing two-storey extension and creation of part two-storey/part single-storey extension at rear. | 14 Mowbray Street Durham DH1 4BH. It was **agreed** to note this application.

DM/22/01575/VOC | Variation of Condition(s) 2 (Approved Plans) pursuant to DM/21/01776/FPA relating to fenestration, materials and method of construction | Former Public Toilets North Road Durham DH1 4RE. It was **agreed** to note this application.

DM/22/01606/FPA | Demolition of the single storey utility, store and garage Construction of a single storey rear extension (Kitchen, Dining Room, Utility and Shower Room, Construction of external store, Reconstruct part rear boundary wall, Internal alterations. Rebuild right hand front bay window that has settled over the years. Install 3 velux rooflights in the house rear main roof Replace bay windows in upvc as no. 51 The Avenue, Renew entrance door and frame. Acoustic insulation treatment to party wall with no 51 The Avenue | 50 The Avenue Durham DH1 4EB. It was **agreed** to note this application.

7. Update on the production of a Conservation Area Management Plan for Durham City

The Clerk advised that he had represented the Parish Council on an interview panel in early June and was pleased to confirm that an offer of employment for the position of Senior Conservation Officer to manage the Management Plan has been made to an internal candidate at DCC. The Clerk advised that he was awaiting a confirmed start date for this person to commence work on the management plan and would keep the Committee updated on this.

The Clerk advised that he was very impressed by the chosen candidate and that a major task of this individual's role will be to establish a working group of key consultees and the Clerk advised that he was pleased that the Parish Council, the City of Durham Trust and the Freemen have already been identified as target groups for this work.

8. To consider the latest updates on the Sniperley Park development

The Chair presented a report on the Sniperley Park development setting out that the Parish Council had received an early indication that the developers for the Sniperley Park development were submitting non-determination appeals to the Inspectorate for both extant applications for the site.

The Chair highlighted that the case officer in both applications has submitted a summary of why the Local Planning Authority is unable to positively determine these applications.

The Chair also highlighted that this may yet lead to a public inquiry.

The Chair advised that it is imperative that the development is as sustainable as it possibly could be and proposed that the City of Durham Trust, WRRAG and the Parish Council – together with any other interested groups – make a joint approach to DCC on this matter; highlighting the proposals non conformity to CDP Policy 5 which requires a masterplan for the site to be agreed ahead of any proposals.

The Clerk advised that there is still no set date for when the Sniperley masterplan will be agreed by DCC.

The Clerk also highlighted that there were still a number of internal (DCC) consultee responses to this application awaiting submission.

Amanda advised that WRRAG were concerned at the impact of this development on the local highways network and the pressure this will put on secondary schools in the City parish.

Both Amanda and John advised that each of the organisations they were representing today – WRRAG and the City of Durham Trust – would be happy to work with the Parish Council on this important issue.

The Chair proposed that the report included in the Agenda papers for today's meeting be put to Full Council on 30th June and this was **agreed** by the Committee.

There being no further business, the Chair thanked all attendees for their attendance and contributions and closed the meeting.

Signed,

G. Holland

**Chair of the City of Durham Parish Council Planning Committee
(7th July 2022)**