

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00pm on Friday 19th August 2022

Present: Cllr G Holland (in the Chair), Cllr E Ashby, Cllr V Ashfield, Cllr C Lattin, Cllr G Nair and Cllr S Walker.

Also present: A Shanley (Parish Clerk), Mr John Ashby and Mr Roger Cornwell (members of the public), Nicola Crowley (DPP Planning), Lucy Gallagher and Oliwia Kuzma (GSS Architecture).

1. Welcome and apologies

Apologies were received from Cllrs C Lattin and R Ormerod.

2. To receive any declarations of interest from members

Cllr E Ashby declared an interest in the licensing application for the Claypath Deli and took no part in the discussion on this item.

3. To receive and approve as a correct record the minutes of the meeting held on 5th August 2022

The minutes of the meeting held on 5th August 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 Ashby advised that he was attending the meeting with a general interest in all agenda items.

Mr Roger Cornwell advised that he was attending the meeting with a general interest in all agenda items.

Nicola Crowley, Lucy Gallagher and Oliwia Kuzma advised that they were attending the meeting to provide a presentation to the Committee on item 6 of the Agenda.

5. Matters arising:

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

DM/22/00665/FPA | Single storey rear extension | 6 Juniper Way Durham DH1 4GZ. The Committee **approved** the response to this application.

DM/22/01971/FPA | Change of use from former electricity sub-station land to residential garden/patio, with new boundary wall treatment. | Elvet Meadow Villa Darlington Road Durham DH1 3FS. The Committee **approved** the response to this application.

DM/22/01988/FPA | Extension and conversion of the first floor and roof space to create 4no. 2-bed apartments to be used as visitor accommodation (Use Class C1). | Court Inn Court Lane Durham DH1 3AW. The Committee **approved** the response to this application.

DM/22/01597/FPA | Erection of 4no. dwellings | Land To The Rear Of 63 Crossgate Durham DH1 4PR. The Committee **approved** the response to this application.

DM/22/01942/AD | Erection and Display of 1no illuminated fascia sign, 1no non-illuminated fascia sign, 1no illuminated projecting sign and 2no non-illuminated vinyl signs | Tesco 18 North Road Durham DH1 4SH. The Committee **approved** the response to this application.

(b) To consider the outcome of the following planning and licensing application(s) and/or appeal(s):

DM/22/00760/FPA | Change of use from retail to adult gaming centre. | 12 North Road Durham DH1 4SH. The Committee noted that this application had now been approved, however significantly the hours of operation had been limited by the County Council given concerns about impact on residential amenity.

(c) Update on recent licensing applications in the parish area

The Clerk advised that the application by the Claypath Deli would now be heard at the County Council's Licensing sub-committee on 5th September following receipt of 6 letters of objection and 9 letters of support. The Clerk highlighted that the deadline for representations had now passed. The Committee reaffirmed their stance on this application; specifically that they could identify no relevant grounds on which to object to the application, that the Committee were happy to see this application approved (as amended) and that the Committee would simply note this application.

The Clerk also advised that the minor variation application by Players had now been approved.

(d) To consider the amendment(s) to the following planning application(s):

DM/22/01842/FPA and **DM/22/01843/LB** | Demolition of existing rear conservatory and erection of detached garden room together with alterations to the existing rear extension, to include removal of internal wall and installation of sliding doors; installation of dormer windows and rooflights; repairs to roof and refurbishment of windows to include installation of double glazing. | 50 South Street Durham DH1 4QP. The Committee considered the amendments to these applications and it was **agreed** that the Committee should remove its objections to these applications.

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 considered the amendments to this application and it was **agreed** that the Committee should retain its objection to this application.

6. To consider the pre-application letter on behalf of Durham University regarding plans for James Barber House

The Chair welcomed Nicola Crowley, Lucy Gallagher and Oliwia Kuzma to the meeting and thanked them for attending to present plans to the Committee.

Nicola Crowley thanked the Committee for their time today and advised that DPP and GSS Architects were representing Durham University on this proposal.

Nicola advised that a pre-application letter had been sent to stakeholders and residents within the immediate vicinity of the site in order to make all aware of the proposals.

Nicola advised that she hoped that the application could be submitted by the end of August 2022.

Lucy presented the proposals to the Committee on behalf of Hatfield College, Durham University.

Lucy advised that the site is currently used as student accommodation but was formerly a care home.

Lucy advised that the site is accessed via Anchorage Terrace and is located close to the River Wear.

Lucy advised that the building currently houses 45 student bedrooms and includes a shared common room, kitchen and dining area. Lucy advised that the brief from the University was to provide students with en-suite facilities and therefore reduce the total number of bedrooms down to 41 bedrooms in order to accommodate the changes within the existing envelope of the building.

Lucy advised that the access point will remain the same but there are proposals to improve this access.

Lucy advised that the building itself is rather dated and there is a need for cosmetic improvements to the exterior of the building.

Lucy advised that there is a proposed (2metre) internal extension to the kitchen.

Lucy also advised that the plans also include plans to introduce cycle parking and a designated bin store to the site.

Lucy also advised that the proposal includes rendering the building in order to improve insulation of the property as well as improving the aesthetics of the building.

Lucy also advised that the roof will also be renewed with new tiling and the roof will remain flat.

Lucy also advised that the internal courtyard will be landscaped with planting and communal seating.

Cllr V Ashfield advised that she welcomed the proposals and asked how many bike parking spaces would be made available from the plans. Lucy advised that 20 spaces would be made available but there is a possibility to add further vertical (two-tier) cycle parking to the bike store to increase capacity if needed.

Cllr V Ashfield also asked how many car parking spaces will be made available as part of the plans. Lucy advised that the existing provision would remain the same (i.e. 7 spaces with a further 1 disabled space).

The Clerk asked if the existing trees around the periphery of the site were being retained. Lucy confirmed that they would remain as currently.

The Chair asked if solar panels across the entire roof strip (facing away from the Cathedral) could be considered as part of the proposals. Lucy advised that the solar panel design was carried out by an M&E consultancy who have weighed up the advantages/ gains. Lucy advised that she would ask them to take another look at this.

The Clerk highlighted that James Barber House is one of the six PBSA sites put forward by Durham University for inclusion in the County Durham Plan Policy 16.2. The University's response to the EiP Inspector's SQ 19 gave the capacity of the James Barber site (PBSA3 in the CDP) as 100-200 student beds. However, the proposal currently includes a reduction from 45 bedrooms to 41 bedrooms. The Clerk asked if there were further plans to develop the site in order to achieve the 100-200 bed space numbers. Nicola advised that the University had changed its strategy for the site since the Examination in Public and were now only looking to refurbish the existing building. The Clerk expressed disappointment at this as this

would inevitably put additional pressure on housing stock in Durham City and it was important for the numbers put forward at EiP to be achieved.

Cllr E Ashby asked if the replacement doors/ windows would be uPVC or timber. Lucy confirmed that they would be uPVC.

Mr Roger Cornwell asked how the building is to be heated. Lucy advised that she would need to check this point.

Mr John Ashby highlighted that the University still has an aspiration of having 50% of its students "living in" University accommodation and advised that, on behalf of the City of Durham Trust, he had kept a record of the capacity being achieved from the PBSAs put forward at the EiP. John advised that, in order to achieve 50%, all 6 PBSAs and their respective capacity (as stated during the EiP) need to come to fruition. John advised that any reduction in those numbers could have a significant impact. John advised that the community attaches great importance to the aspiration of 50% by the University.

Nicola and Lucy confirmed that the site is designated for postgraduate students.

The Committee confirmed that they welcomed the upgrading of the building but still had concerns about the sustainability proposals and the proposed capacity of the site.

Lucy advised that she hoped that the development of the site could be completed by 4th September 2023.

The Chair thanked Nicola, Lucy and Oliwia for their excellent presentation. At this point, Nicola, Lucy and Oliwia left the meeting.

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

a) To note:

DM/22/02246/PA | Prior approval for replacement of 1 no. external courtyard window with 1 no. smaller window to include new brickwork | Durham University Grey College South Road Durham DH1 3LG. It was **agreed** to note this application.

DM/22/02074/AD | Display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated hanging sign | 33A Silver Street Durham DH1 3RD. It was **agreed** to note this application.

DM/22/02113/LB | Replacement of internal entrance doors, redecorations, re-varnishing of external entrance door | Durham University Palace Green Library Palace Green Durham DH1 3RN. It was **agreed** to note this application.

DM/22/02198/FPA | First floor gable extensions | 12 Orchard Drive Durham DH1 1LA. It was **agreed** to note this application.

DM/22/02231/TPO | Various Tree Works | Heathcroft Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/22/02279/TPO | T1 (Sycamore) Crown reduce and reshape by 3.5 metres | 55 Kirkwood Drive Nevilles Cross Durham DH1 4FF. It was **agreed** to note this application.

b) To discuss:

DM/22/02224/AD | Erection and display of 5no illuminated fascia signs, 3no non-illuminated fascia signs, 2no projecting signs, 4no neon window graphics and 3no window graphics | 22 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/22/02292/VOC | Variation of condition 2 of planning permission 4/99/00534/FPA to allow a change in opening hours to allow 24 hours opening for the amusements. | 5 North Road Durham DH1 4SH. It was **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee. Cllrs V Ashfield and S Walker **agreed** to draft the response to this application.

8. Progressing the cumulative impact policy for Durham City proposal

The Clerk advised that he was engaging with Durham Police on a joint response to DCC's Head of Licensing following the request from both the Parish Council and the Police that Durham City be considered once more for a cumulative impact policy.

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 and Licensing Committee
(2nd September 2022)**