

City of Durham Parish Council

Office 3 D4.01d Clayport Library
8 Millennium Place
Durham
DH1 1WA
Telephone 07510 074875
Email: parishclerk@cityofdurham-pc.gov.uk

30th January 2023

Access details for the Planning and Licensing Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/85964619046>
Meeting ID: 859 6461 9046

Dear Planning and Licensing Committee Member,

In accordance with the Local Government Act 1972, I hereby give you notice that a meeting of the **Planning and Licensing Committee** will be held in **via Zoom** on **Friday 3rd February 2023 at 13:00pm** to transact the following business:

- 1. Welcome and apologies**
- 2. To receive any declarations of interest from members.**
- 3. To receive and approve as a correct record the minutes of the meeting held on 20th January 2023**
- 4. To receive any public participation comments on the following agenda items.** Please email the Parish Clerk parishclerk@cityofdurham-pc.gov.uk to register to speak.
- 5. Pre-application discussion regarding the license application for Hawthorn Terrace street**
- 6. Matters arising:**
 - (a) To agree the draft responses to the following planning and licensing application(s), pre-application(s) and/or appeal(s):**

DM/22/03712/OUT | Demolition of existing buildings adjacent to B6532 and outline planning permission (all matters reserved except for access) for a maximum of 1,550 residential dwellings (Use Class C3), a local centre (Use Classes E and F2), public house (Use Class Sui Generis) and primary school (Use Class F1), compensatory improvements to the Green Belt, associated infrastructure and landscaping (resubmission). | Land At Sniperley Park Pity Me DH1 5DZ

DM/22/03778/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 368 dwellings associated access and works and demolition of former farm buildings (resubmission). | Land North And East Of Sniperley Farm Durham DH1 5RA

DM/22/03823/FPA | Change use of dwellinghouse (C3) to 7 bed large HMO (Sui Generis) including changing the use of the garage into a habitable room | 3 St Monica Grove Crossgate Moor Durham DH1 4AS

Pre-consultation for proposed radio base station(s) at the following locations:

- At the grass verge of St. Godric's Road, Viaduct, Durham, England DH1 4SF
- At the grass verge of Stockton Road, Elvet, Durham, England DH1 3LY

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

DM/22/02266/FPA | Siting of temporary teaching accommodation (4 year period). | Car Parking Land Territorial Lane Durham DH1 3HJ

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

(c) To prepare for the County Planning Committee of 7th February 2023 for the following planning application(s):

DM/22/02346/FPA and **DM/22/02347/LB** | Demolition of listed police telecommunications mast | Durham Constabulary Police Headquarters Aykley Heads Durham DH1 5TT.

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

DM/22/02761/FPA | Proposed Redevelopment of Stables to Provide 1no 3 Bed Dwelling | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ

DM/22/03456/FPA | Conversion of first and second floors to form two 5-bed HMOs (Use Class C4) including window changes to lightwell elevation. | First Floor And Second Floor 84 Claypath Durham DH1 1RG

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

a) To note:

DM/22/03368/FPA | Air source heat pump compound and relation of bin store, cycle store and footpath | Plot C - Speculative Office Development Land At Aykley Heads Durham DH1 5UQ

DM/22/03719/FPA | Rear two storey extension with Juliet balcony, single storey extension to front to replace bay window | 15 Park House Road Durham DH1 3QF

DM/23/00059/FPA | Proposed first floor side extension to provide additional bedroom with ensuite | 2 Mayorswell Close Durham DH1 1JU

b) To discuss:

DM/22/03446/FPA | Change of use from car parking spaces to seasonal mobile trader/catering business pitch | Car Park Wharton Park Framwelgate Peth Durham DH1 4RS

DM/23/00099/FPA | Subdivision of an existing 4 bedroom bungalow C3 dwellinghouse to form 2No C3 two bedroom dwellinghouses with associated external works and internal alterations | 4 North End Durham DH1 4NG

DM/23/00102/TPO | To fell one Pine | Land To The North Of 46 Richardby Crescent Durham DH1 3TY

And, pursuant to the provisions of the above-named Act, I Hereby Summon You to attend the said meeting.

Adam Shanley
Clerk to the City of Durham Parish Council

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 13:00pm on Friday 20th January 2023

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

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

1. Welcome and apologies

Apologies were received from Cllr R Ormerod.

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 held on 6th January 2023

The minutes of the meeting held on 6th January 2023 were unanimously **agreed** as a true and accurate record of proceedings.

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

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

Mr John Ashby advised that he was attending the meeting with a general interest in all Agenda items listed.

Mr John Lowe advised that he was attending the meeting with a general interest in all Agenda items listed.

Lynda Delf advised that she was attending the meeting to hear discussions on item 8 on the Agenda.

Linda Lovell advised that she was attending the meeting to hear discussions on item 8 on the Agenda.

5. Matters arising:

(e) To agree the draft responses to the following planning and licensing application(s) and/or appeal(s):

DM/22/02346/FPA and **DM/22/02347/LB** | Demolition of listed police telecommunications mast | Durham Constabulary Police Headquarters Aykley Heads Durham DH1 5TT. The Committee **approved** the response to these applications.

DM/22/03232/FPA | Change Of Use from Class E 'Commercial, Business And Services' to a mixed-use comprising use within use Class E and Sui Generis 'Drinking establishments and venues for live music performances and events' with ancillary facilities, alterations to the external elevations and provision of a roof-top terrace with external seating and associated facilities. | 4 - 6 Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

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

DM/22/02285/LB | Demolition of Dryburn House, a Grade II Listed Building | Dryburn Hall Doctors Residence University Hospital Of North Durham North Road Durham DH1 5TW. The Committee **noted** that this application is due for approval, subject to the Section 106 agreement associated with the application being agreed.

DM/22/02388/FPA | Erection of a two storey Emergency Department and surface car parking with associated demolition of Dryburn House and other existing outbuildings. | University Hospital Of North Durham North Road Durham DH1 5TW. The Committee **noted** that this application had now been approved by the County Council.

DM/21/02034/FPA | Proposed development of 48 residential dwellings with associated infrastructure, open space and highway improvements | Land At Former Skid Pan North Of Woodward Way Aykley Heads DH1 5ZH. The Committee **noted** that the Section 106 agreement associated with this application had now been agreed between the developer and the County Council.

6. Update on recent licensing application(s) within the City of Durham parish area

The Committee noted that the STACK application was approved at the County's licensing sub-Committee earlier this week in spite of several objections. The Clerk highlighted that the decision notice was due for publication next week and the Council will need to decide whether to pursue an appeal at the next Full Council meeting on Thursday 26th January 2023.

The Clerk reminded Members that the licensing application for Blue Eye was due to go to the licensing sub-committee at County Hall on 6th February 2023 and thanked Councillor C Lattin for agreeing to represent the Parish Council at this hearing.

The Clerk advised that the review application for the Tythe Barn was recently heard at the County Council's licensing sub-committee and Environmental Health's proposed additional conditions had now been added to the license.

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

c) To note:

DM/22/03438/FPA | Replacement of defective garage door to side of main building | St Chads College 16 - 22 North Bailey Durham DH1 3RH. It was **agreed** to note this application.

DM/22/03753/FPA | Replacement Front Porch with Single-Storey Side and Rear Extensions | 10 St Aidan's Crescent Crossgate Moor Durham DH1 4AP. It was **agreed** to note this application.

DM/22/03756/TPO | Works to 1no Scots Pine - remove first limb back to main stem. | Cranleigh Bells Folly Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/22/03826/FPA | New and reconfigured existing roof top plant to support upgraded LEV systems including replacement of perimeter guarding to roof edges | Durham University Dawson Building Science Site South Road Durham DH1 3LE. It was **agreed** to note this application.

DM/22/03645/LB | Replacement and repair of cell windows and internal security doors | HM Prison Durham Old Elvet Durham DH1 3HU. It was **agreed** to note this application.

DM/22/03789/LB | Replacement and upgrading of fire alarm system for Crook Hall (Grade I) and the Coach House (Grade II). | Historic Property And Gardens Crook Hall Sidegate Durham DH1 5SZ. It was **agreed** to note this application.

DM/22/03793/TPO | Proposed works to two Leylandii trees - to prune, to clear the building by 2 metres. | 15A Flass Street Durham DH1 4BE. It was **agreed** to note this application.

DM/22/03820/FPA | Front extension and external balustrade | 50 Archery Rise Durham DH1 4LA. It was **agreed** to note this application.

DM/22/03818/FPA | Erection of two storey rear extension, replacement of porch to front elevation, remodelling of detached garage to include first floor, and erection of detached garden studio. | Crook Hall Farmhouse Sidegate Durham DH1 5SZ. It was **agreed** to note this application.

DM/22/03822/TPO | Removal of large branch to bottom of ash tree | 1 Ellam Avenue Durham DH1 4PG. It was **agreed** to note this application.

DM/23/00041/FPA | Single storey front extensions and replacement windows | Longridge Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/23/00015/FPA | Installation of automatic double doors and windows | 9 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to note this application.

d) To discuss:

DM/22/03796/VOC | Variation of condition 2 (approved plans) of DM/22/00139/FPA to include fire door and AOV to roof. | The Beauty Spot Saddlers Yard Saddler Street Durham DH1 3NP. It was **agreed** to note this application.

DM/22/03712/OUT | Demolition of existing buildings adjacent to B6532 and outline planning permission (all matters reserved except for access) for a maximum of 1,550 residential dwellings (Use Class C3), a local centre (Use Classes E and F2), public house (Use Class Sui Generis) and primary school (Use Class F1), compensatory improvements to the Green Belt, associated infrastructure and landscaping (resubmission). | Land At Sniperley Park Pity Me DH1 5DZ. The Committee noted that the latest scheme at Sniperley Park had now been received and were minded to object to this application. It was **agreed** that the Chair and the Clerk should arrange a joint meeting with the CPRE, City of Durham Trust and WRRAG to go over this application and that the Chair and the Clerk should draft an objection letter to this scheme thereafter.

DM/22/03778/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 368 dwellings associated access and works and demolition of former farm buildings (resubmission). | Land North And East Of Sniperley Farm Durham DH1 5RA. The Committee noted that the latest scheme at Sniperley Park had now been received and were minded to object to this application. It was **agreed** that the Chair and the Clerk should arrange a joint meeting with the CPRE, City of Durham Trust and WRRAG to go over this application and that the Chair and the Clerk should draft an objection letter to this scheme thereafter.

DM/22/03823/FPA | Change use of dwellinghouse (C3) to 7 bed large HMO (Sui Generis) including changing the use of the garage into a habitable room | 3 St Monica Grove Crossgate Moor Durham DH1 4AS. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee for determination. The Clerk and Councillor S Walker **agreed** to draft the response to this application.

8. Pre-consultation for proposed radio base station

It was **agreed** that the Parish Council should object to this proposal as part of the pre-application process and request that an alternative site on University-owned land should be investigated.

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

Signed,

**Chair of the City of Durham Parish Council Planning and Licensing Committee
(3rd February 2023)**