

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 13:00pm on Friday 11th November 2022

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

Also present: A Shanley (Parish Clerk) and Mr Roger Cornwell, Mr John Ashby, Mr John Lowe, Mrs Gemma McCarroll, Ms Janet George, Ms Claire Cowie and Mr Matt Foster (members of the public).

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members

Cllr E Ashby declared an interest in the review application for the Woodman Inn and took no part in the discussions or vote on this item.

3. To receive and approve as a correct record the minutes of the meeting held on 28th October 2022

The minutes of the meeting held on 28th October 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 Roger Cornwell advised that he was attending the meeting with a general interest in all agenda items.

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

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

Mrs Gemma McCarroll advised that she was attending the meeting with a general interest in all agenda items.

Ms Janet George advised that she was attending the meeting to hear and contribute to the discussions on the Woodman Inn review application.

Ms Claire Cowie advised that she was attending the meeting with a general interest in all agenda items.

Mr Matt Foster advised that he was attending the meeting to hear and contribute to the discussions on the Woodman Inn review application.

5. To discuss the latest updates on the appeals on applications DM/21/03574/OUT and DM/21/02360/FPA for the Sniperley Park development

The Committee noted that the appeals for Sniperley Park developments had now been withdrawn by both developers, following the Inspector's ruling not to accept the amendments to the schemes as part of the appeal process.

The Committee noted that amended applications would soon be received by Durham County Council from the same developers and **agreed** to pay close attention to the revised schemes, particularly in relation to the arguments made on the original proposals, with the aim of delivery a completely sustainable development at Sniperley.

6. Matters arising:

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

DM/21/04214/FPA | Two storey extensions to rear and internal alterations | 2 The Avenue Durham DH1 4ED. The Committee noted that this application has now been refused.

DM/21/02447/FPA | Erection of an extension to the rear of the property and internal reconfiguration of lower ground floor and ground floor of existing HMO (C4 Use Class). | 50 Hawthorn Terrace Durham DH1 4EQ. The Committee noted that this application was granted at Committee stage in spite of the Parish Council's objection. The Chair thanked Cllr S Walker for representing the Parish Council so brilliantly at this Committee meeting.

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

DM/22/01981/RM | Reserved matters application for 470 dwellings (appearance, landscaping, layout and scale) pursuant to DM/20/03558/OUT. | Land To The East Of Regents Court Sherburn Road Durham. The Committee considered the revised scheme and **agreed** to maintain its original objection to the proposals. The Clerk **agreed** to draft the follow-up 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 from 09:00 to 02:00 previously restricted to 09:00 and 22:00. | 5 North Road Durham DH1 4SH. The Committee considered the revised scheme and **agreed** to maintain its original objection to the proposals. The Clerk **agreed** to draft the follow-up response to this application.

(c) Update on recent licensing application(s) within the parish area

The Committee noted the response from DCC's Licensing team in relation to its concerns regarding 9 Silver Street advertising itself as a bar as opposed to a shop. DCC advises that the premises licence that has been granted authorises the sale of alcohol for consumption on and off the premises and does not differentiate between uses.

The Clerk advised that he has also spoken with planning about the signage issue – specifically that no planning application has been submitted for the signage to the shop frontage. The Clerk noted that it may be that this does not exceed the deemed consent size threshold and therefore does not require planning approval but confirmed that he would keep the Committee informed on this matter.

In regards to the representation submitted in relation to the minor variation application for Friday's, Unit 22-24 The Riverwalk, Milburngate, Durham. The Committee noted that DCC had not accepted its response to this application. On that basis and having not received any other representations to this application, the minor variation will be granted.

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

a) To note:

DM/22/02895/TPO | T1 Poplar - Dismantle to ground level due to structurally compromised union. | Rear Garden Of No.37 The Sands Persimmon Development. It was **agreed** to note this application.

DM/22/03108/FPA | Demolition of existing ground floor extension and construction of new ground floor extension | Finchale Fieldhouse Lane Durham DH1 4NB. It was **agreed** to note this application.

DM/22/03094/FPA | Full planning application for the installation of drainage runs. | St Aidans College Windmill Hill Durham DH1 3LJ. It was **agreed** to note this application.

DM/22/03156/TPO | 1. Yew Prune back face closest to window by 1m to clear building, trim remainder of crown to shape (by up to 0.5m 2. Willow Crown lift tree adjacent to summer house to height of 4.5m 3. Yew Crown lift/cut back from access path to 3.5m 4. Rear hedge Trim top and sides to tidy 5. Laurel Trim back mainly Laurel group to clear back from lawn and re-establish group boundary 6. Sycamore Crown lift/remove low leggy branches, to a height of approximately 3.5m 7. Shrubs Trim back shrubs overhanging drive (approximately 8m section) 8. Lime Crown lift Lime at drive entrance to height of 3m 9. Sycamore Fell tree which is in a state of advanced decline, as close to ground level as practical 10. Beech Remove major deadwood and prune to clear the streetlight by 2m | Western Lodge Whitesmocks Durham DH1 4LH. It was **agreed** to note this application.

DM/22/03167/TPO | 225. Sycamore crown lift to 3m A. Oak crown lift to 3m This work is for safety reasons to remove overhanging branches from the footpath | Land South Of 43 Old Dryburn Way Durham DH1 5SE. It was **agreed** to note this application.

DM/22/03169/TPO | Works to 11 trees covered by a Tree Preservation Order | The Pump House Cottage Houghall Farm Lane Houghall Durham DH1 3PJ. It was **agreed** to note this application.

b) To discuss:

DM/22/03024/FPA | Raising of roof height and creation of upper floor. Rear and side extensions to existing house, including terraces to side and front and internal re-configuration. Detached car port with gazebo and garden storage facility and new vehicular access. | Tower Cottage The Avenue Durham DH1 4EB. It was **agreed** to object to this application and also to call the application in to the Central and East Area County Planning Committee. The Clerk **agreed** to draft the response to this application.

DM/22/03134/FPA | Extensions and refurbishment works, replacement windows, render and installation of solar panels and air source heat pumps. | James Barber House Anchorage Terrace Church Street Durham DH1 3DL. It was **agreed** to note this application.

8. To consider the following new licensing application(s) in the parish area:

Application for the grant of a premises licence by National Trust (Enterprises) Limited for Crook Hall Gardens, Frankland Lane. Sidegate. Durham. DH1 5SZ. It was **agreed** to note this application.

Application for the Review of a premises licence by Adam Shanley (Clerk to the City of Durham Parish Council for The Woodman Inn 23 Gilesgate. Gilesgate. Durham. DH1 1QW.

The Clerk set out the justification for this review application. Specifically that a number of statutory noise complaints had been received in relation to this premises from neighbouring residential properties.

The Clerk advised that he had corresponded with Members and, following their agreement, had sought a review application in relation to the premises.

Ms Janet George advised that, as Secretary of the Local Residents Association, she had been made aware of this issue by local residents and advised that she felt that additional conditions were required on the license in order to address these issues.

The Committee **agreed** to endorse the review application. The Committee also **agreed** to seek a mediation meeting between the Woodman Inn, local residents and the Parish Council as soon as possible ahead of the Committee hearing, which the Clerk advised is likely to take place between 15th and 23rd December. The Committee also **agreed** that legal counsel should be engaged for the hearing if this was deemed necessary following the mediation meeting.

Application for the grant of a premises licence by Collected Books Limited for 44 The Riverwalk, Millburngate. Durham. DH1 4SL. It was **agreed** to note this application.

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

The Clerk advised Members that the Senior Conservation Officer starts her position in December 2022 and has asked for a meeting with the Clerk w/c 5th December in order to discuss next steps to deliver the Conservation Area Management Plan.

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

(25th November 2022)