



**CITY OF DURHAM
PARISH COUNCIL**

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29 January 2020

Dear Ms Morina,

Planning application DM/19/03836/FPA | Change of use from betting shop (sui generis) to restaurant (use class A3) including extraction to side elevation. | Ground Floor 66 Saddler Street Durham DH1 3NP

This application was considered by the Parish Planning Committee at its meeting on 24 January 2020 and it was resolved to comment as follows:

Although the Heritage Statement refers to the display of an illuminated fascia sign, window vinyls and illuminated menu board, these are we understand being considered under reference DM/19/03837/AD. For the avoidance of doubt, the Parish will not be commenting on these proposals which we consider are an improvement on the displays associated with the previous use as a betting shop.

We support the proposed change of use from betting shop to restaurant.

What does concern us is the proposed extraction flue. This appears to be around 570mm in diameter and despite the request from the Planning Office there does not appear to have been any reduction in size between the proposed elevations dated 10 December and 13 January. This is too large. Indeed there are many restaurants in Saddler Street and they manage to deal with this issue without the use of intrusive flues. We do appreciate that it is proposed to paint the flue black, but even so, this aspect needs to be looked at again.

There is a further matter. The flue extends out into Saddlers Lane and may indeed go beyond the red line boundary and overhand the lane, which is County Council property according to maps on your website. The lane gives access to the rear of Tesco's and M&Co and possibly Cotswold too. Delivery lorries will be using this lane and the risk is that in the confined space they will hit the flue. We note that the drainpipe fixed to Pizza Express seems to have suffered this fate already and it is of course much smaller. This is a further reason to find an alternative solution to the flue.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council