

Durham County Council  
Planning Development  
Central/East Room 4/86-102  
County Hall  
Durham  
DH1 5UL

City of Durham Parish Council  
c/o Room 103  
Floor 1  
County Hall  
Durham  
DH1 5UF  
19 November 2018

Dear Mr Hopper,

**DM/18/02975/FPA and DM/18/02976/FPA:  
Proposals for a total of 49 Class C3 studio apartments  
(60 residential bed spaces)  
at William Robson House, Claypath, Durham City for Hillcrest NW Ltd**

I write in my capacity as Chair of the City of Durham Parish Council's Planning Committee. The Parish Council has delegated consideration of planning matters to my committee.

At its meeting held on 16 November 2018, the Planning Committee discussed the above planning applications and offers the following comments.

In principle, we welcome C3 developments in our area that provide residential accommodation for year-long occupation. This is an ideal location for such development, especially suitable for elderly people because of its proximity to the city centre.

There are, however, five matters of concern:

- (1) Essential provision to meet accessibility requirements do not appear to be shown and will therefore need to be specified if approval is to be given.
- (2) Strict conditions will be necessary on any planning approval to ensure that the development results in C3 residential accommodation not C4 houses in multiple occupation or Sui Generis HMOs or Purpose Built Student Accommodation. We note that the submitted Transport Statement (paragraph 3.2.8) states that "*it is anticipated that the apartments could prove attractive to students and employees of Durham University*". Clearly, development proposals for student accommodation would not fall within the C3 residential use being applied for here.
- (3) Arrangements for the collection of wheelie bins: a storage area is indicated but this does not address the placing of the wheelie bins on the public highway (Claypath) and subsequent return within the curtilage of the property. Claypath is often obstructed by wheelie bins from apartments further up Claypath. This issue must be addressed - 49 domestic wheelie bins or even a smaller number of group-sized wheelie bins would totally block pedestrian movement on Claypath, and therefore explicit obligations and arrangements would be required to ensure this does not happen. The Planning Committee has doubts as to whether this is practicable.
- (4) No car parking provision is made. Whilst this is in principle a worthy stance, in practice some of the residents will have a car and will attempt to park somewhere in the area, exacerbating the

current situation in which cars searching for a parking place slow down and obstruct traffic flow on Claypath and Lower Gilesgate.

(5) Operational conditions will be needed and enforced to manage the entry and exit of construction and building materials lorries, learning from the difficulties with the Student Castle site opposite that is having a major detrimental impact on traffic flows, pedestrians and retailers in Claypath.

Yours sincerely,

ROGER CORNWELL

Chair, City of Durham Parish Council Planning Committee