



**CITY OF DURHAM  
PARISH COUNCIL**

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15 December 2020

Dear Mr Dalby,

**Planning applications DM/20/03436/FPA and DM/20/03437/LB | Change of use of the first, second and third floors to form 5no. self-contained apartments units. | 68 Saddler Street Durham DH1 3NP**

The Parish Council Planning Committee considered this application at its virtual meeting held on Friday 11 December, and decided to object because the applicants have not demonstrated that it is in conformity with County Durham Plan Policy 31.

The particular issue that concerns the Parish Council is rubbish disposal and recycling. The design and access statement states

*8.4 Bin Store and Collection*

The existing property has access rights to a bin store which is located approximately 37m behind the property and is access via the vennel between property nos.69 and 70.

However, the distance quoted of 37m is in a direct line. In reality, the rubbish and recycling will need to be taken out of the front door, down Saddler Street past the convenience store and Waterstones Bookshop, then up the vennel and across the yard (which is outside seating for the Vennels Café) in order to reach the communal bin store. The distance, as measured using the online measuring tool, is approximately 51m. Furthermore, the gate to the vennel is padlocked outside of trading hours.

The current office use will obviously generate rubbish, but this will be from one user and will be disposed of during office hours. Five individual tenants will generate more rubbish than the office use, and some of it will be food and hygiene waste. Tenants who are working or studying may not be able to empty their rubbish during trading hours.

The relevant paragraphs of Policy 31 are:

Development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and that can be integrated effectively with any existing business and community facilities. The proposal will also need to demonstrate that

future occupiers of the proposed development will have acceptable living and/or working conditions. Proposals which will have an unacceptable impact such as through overlooking, visual intrusion, visual dominance or loss of light, noise or privacy will not be permitted unless satisfactory mitigation measures can be demonstrated whilst ensuring that any existing business and/or community facilities do not have any unreasonable restrictions placed upon them as a result.

Development which has the potential to lead to, or be affected by, unacceptable levels of air quality, inappropriate odours, noise and vibration or other sources of pollution, either individually or cumulatively, will not be permitted including where any identified mitigation cannot reduce the impact on the environment, amenity of people or human health to an acceptable level.

The onus is clearly on the developer to demonstrate that this issue has been considered and addressed, and that has not been done. Paragraph 10.2 of the design and access statement indicates that the intended occupants are students, so there will be an annual turnover of five tenants. Rubbish disposal and recycling is an ongoing problem with many student households living in terraced houses with associated wheelie bins. Experience suggests that this will be even more of a problem in this proposed development unless appropriate steps are taken.

Consequently the Parish Council objects to this planning application. If the applicant can come up with a practical solution that recognises the nature of the intended tenants then we will be happy to reconsider this matter. Otherwise, this application should be refused as it is contrary to Policy 31 in the County Durham Plan.

Yours sincerely,

**Adam Shanley**  
**Clerk to the City of Durham Parish Council**