



**CITY OF DURHAM
PARISH COUNCIL**

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5 July 2021

RE: Appeal reference: APP/X1355/W/21/3274720

**DM/20/01124/FPA | Retention of use of land for 2 car parking spaces. | Land To South Of Flass
Vale House Ainsley Street Durham DH1 4BJ**

The refusal of this application is now the subject of an appeal.

The City of Durham Parish Council Planning Committee wish to reiterate their objection to this application. The grounds for our objection have been laid out in our representation of 26th May 2020 and these were supported by Saved Policies from the Durham City Local Plan which were in effect at the time. However, the County Durham Plan was going through the adoption process when this application was determined, so reference was made to Policies 27, 30 and 45.

Now the plan has been adopted policy numbers have changed but this application remains in breach of all three Policies:

Policy 26 refers to the protection of Public Rights of Way;

Policy 29 to sustainable development;

Policy 44 to development in a Conservation Area.

and these are supported by paragraphs 2, 9 and 16 of the National Planning Policy Framework.

Furthermore, Durham City now has a Neighbourhood Plan (adopted on 23rd June 2021) which provides even more protection to this part of Durham:

Policy H2 protects against inappropriate development within the Conservation Area; Policy T1 states that priority should be given to walking;

Policy T2 that car parking provision should be reduced for residential development where local services are conveniently accessible.

Policy G1 specifically protects Public Rights of Way.

Again, these policies are supported by NPPF Policies 2,9 and 16.

Given the number of policies this application now contravenes, the Planning Committee believes that this appeal cannot in any way be supported.

Yours sincerely,

Adam Shanley

Clerk to the City of Durham Parish Council