

THE CITY OF DURHAM TRUST

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DM/21/02241/FPA: 13 Belle Vue Terrace (Resubmission)

Dear Ms Jennings

The City of Durham Trust objected to the previous version of this application (DM/21/01604/FPA). In our letter dated 28 May 2021 we concluded: “It may be that an acceptable scheme could result by removing flats 4 and 6 from the rear of the proposal and addressing the other issues we have identified.” The applicant has indeed removed flats 4 and 6 and we obviously welcome that. However, there are other issues that we identified that have not been addressed by the resubmission.

The applicant states in the *Design and Access Statement* that the flats are intended for young professionals (Paragraphs D1.01 and D6.02). Nonetheless, the statement goes on to acknowledge that the application has to be assessed against Policy 16.2 of the *County Durham Plan*. It still fails to satisfy requirements a) and b) of that policy. It does not demonstrate need and there has been no consultation with an education provider. Paragraph D6.09 contains the very odd clause: “Whilst formal consultation will be undertaken with Durham University in view of the small-scale of the proposals...” We presume that a “not” has been omitted from this clause and they are confirming their intention of not complying with Policy 16.2 b).

Our previous letter raised issues about parking and this is still not dealt with satisfactorily in the resubmission. For example, paragraph D3.03 states that 3 spaces will be provided while in paragraph 6.15 there are only 2 spaces. The site is in a busy area for vehicles and the addition of so many residents (4 x 2-beds = at least 8) is bound to give rise to further issues for parking.

On a final point of detail, paragraph D6.03 demonstrates that the applicant is careless. It appeals to the *Durham City Neighbourhood Plan* to support its case, but that plan does not apply to this site. And the paragraph continues to refer to 6 flats. Is there a risk that if this application is approved another will follow for 2 more flats?

Yours sincerely

John Lowe, Chair, City of Durham Trust