

City of Durham Parish Council

Office 3 D4.01d Clayport Library
8 Millennium Place
Durham
DH1 1WA
Telephone 07510 074875
Email: parishclerk@cityofdurham-pc.gov.uk

16th January 2023

Access details for the Planning and Licensing Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/86965874859>
Meeting ID: 869 6587 4859

Dear Planning and Licensing Committee Member,

In accordance with the Local Government Act 1972, I hereby give you notice that a meeting of the **Planning and Licensing Committee** will be held in **via Zoom** on **Friday 20th January 2023 at 13:00pm** to transact the following business:

- 1. Welcome and apologies**
- 2. To receive any declarations of interest from members.**
- 3. To receive and approve as a correct record the minutes of the meeting held on 6th January 2023**
- 4. To receive any public participation comments on the following agenda items.** Please email the Parish Clerk parishclerk@cityofdurham-pc.gov.uk to register to speak.
- 5. Matters arising:**

(a) To agree the draft responses to the following planning and licensing application(s) and/or appeal(s):

DM/22/02346/FPA and **DM/22/02347/LB** | Demolition of listed police telecommunications mast | Durham Constabulary Police Headquarters Aykley Heads Durham DH1 5TT.

DM/22/03232/FPA | Change Of Use from Class E 'Commercial, Business And Services' to a mixed-use comprising use within use Class E and Sui Generis 'Drinking establishments and venues for live music performances and events' with ancillary facilities, alterations to the external elevations and provision of a roof-top terrace with external seating and associated facilities. | 4 - 6 Silver Street Durham DH1 3RB

(b) To consider the outcome of the following planning application(s) and/or appeal(s):

DM/22/02285/LB | Demolition of Dryburn House, a Grade II Listed Building | Dryburn Hall Doctors Residence University Hospital Of North Durham North Road Durham DH1 5TW

DM/22/02388/FPA | Erection of a two storey Emergency Department and surface car parking with associated demolition of Dryburn House and other existing outbuildings. | University Hospital Of North Durham North Road Durham DH1 5TW

DM/21/02034/FPA | Proposed development of 48 residential dwellings with associated infrastructure, open space and highway improvements | Land At Former Skid Pan North Of Woodward Way Aykley Heads DH1 5ZH

6. Update on recent licensing application(s) within the City of Durham parish area (STACK, Blue Eye and the Tythe Barn).

7. To consider the following new planning applications in the parish area

a) To note:

DM/22/03438/FPA | Replacement of defective garage door to side of main building | St Chads College 16 - 22 North Bailey Durham DH1 3RH

DM/22/03753/FPA | Replacement Front Porch with Single-Storey Side and Rear Extensions | 10 St Aidans Crescent Crossgate Moor Durham DH1 4AP

DM/22/03756/TPO | Works to 1no Scots Pine - remove first limb back to main stem. | Cranleigh Bells Folly Potters Bank Durham DH1 3RR

DM/22/03826/FPA | New and reconfigured existing roof top plant to support upgraded LEV systems including replacement of perimeter guarding to roof edges | Durham University Dawson Building Science Site South Road Durham DH1 3LE

DM/22/03645/LB | Replacement and repair of cell windows and internal security doors | HM Prison Durham Old Elvet Durham DH1 3HU

DM/22/03789/LB | Replacement and upgrading of fire alarm system for Crook Hall (Grade I) and the Coach House (Grade II). | Historic Property And Gardens Crook Hall Sidegate Durham DH1 5SZ

DM/22/03793/TPO | Proposed works to two Leylandii trees - to prune, to clear the building by 2 metres. | 15A Flass Street Durham DH1 4BE

DM/22/03820/FPA | Front extension and external balustrade | 50 Archery Rise Durham DH1 4LA

DM/22/03818/FPA | Erection of two storey rear extension, replacement of porch to front elevation, remodelling of detached garage to include first floor, and erection of detached garden studio. | Crook Hall Farmhouse Sidegate Durham DH1 5SZ

DM/22/03822/TPO | Removal of large branch to bottom of ash tree | 1 Ellam Avenue Durham DH1 4PG

DM/23/00041/FPA | Single storey front extensions and replacement windows | Longridge Potters Bank Durham DH1 3RR

DM/23/00015/FPA | Installation of automatic double doors and windows | 9 The Riverwalk Millburngate Durham DH1 4SL

b) To discuss:

DM/22/03796/VOC | Variation of condition 2 (approved plans) of DM/22/00139/FPA to include fire door and AOV to roof. | The Beauty Spot Saddlers Yard Saddler Street Durham DH1 3NP

DM/22/03712/OUT | Demolition of existing buildings adjacent to B6532 and outline planning permission (all matters reserved except for access) for a maximum

of 1,550 residential dwellings (Use Class C3), a local centre (Use Classes E and F2), public house (Use Class Sui Generis) and primary school (Use Class F1), compensatory improvements to the Green Belt, associated infrastructure and landscaping (resubmission). | Land At Sniperley Park Pity Me DH1 5DZ

DM/22/03778/FPA | Hybrid planning application consisting of outline planning permission (all matters reserved) for an extension to the Sniperley Park and Ride and full planning permission for the development of 368 dwellings associated access and works and demolition of former farm buildings (resubmission). | Land North And East Of Sniperley Farm Durham DH1 5RA

DM/22/03823/FPA | Change use of dwellinghouse (C3) to 7 bed large HMO (Sui Generis) including changing the use of the garage into a habitable room | 3 St Monica Grove Crossgate Moor Durham DH1 4AS

8. Pre-consultation for proposed radio base station – documents attached.

And, pursuant to the provisions of the above-named Act, I Hereby Summon You to attend the said meeting.

Adam Shanley
Clerk to the City of Durham Parish Council

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 13:00pm on Friday 6th January 2023

Present: Cllr G Holland (in the Chair), Cllr V Ashfield, Cllr E Ashby, Cllr C Lattin, Cllr R Ormerod and Cllr S Walker.

Also present: A Shanley (Parish Clerk), Mr Roger Cornwell and Mr John Ashby

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members

None received.

3. To receive and approve as a correct record the minutes of the meeting held on 9th December 2022

The minutes of the meeting held on 9th December 2022 were unanimously **agreed** as a true and accurate record of proceedings.

4. To receive any public participation comments on the following agenda items.

Mr John Ashby advised that he was attending the meeting with a general interest in all agenda items.

Mr Roger Cornwell advised that he was attending the meeting with a general interest in all agenda items.

5. Matters arising:

(c) To agree the draft responses to the following planning and licensing application(s) and/or appeal(s):

DM/22/03456/FPA | Conversion of first and second floors to form two 5-bed HMOs (Use Class C4) including window changes to lightwell elevation. | First Floor And Second Floor 84 Claypath Durham DH1 1RG. The Committee **approved** the response to this application.

DM/22/03459/DRC | Discharge of condition 12 of planning approval DM/18/02118/FPA relating to a construction management plan. | Land To The North East Of Holly Street Durham DH1 4ER. The Committee **approved** the response to this application.

Application to vary a premises licence by Mr Simon Paul Brind for Blue Eye. 25 Elvet Bridge, Durham. DH1 3AA. The Committee **approved** the response to this application.

Application for the grant of a premises licence by STACK (Durham) Ltd for Stack 2-6 Silver Street, Durham. DH1 3RB. The Committee **approved** the response to this application.

(d) To consider the outcome of the following planning application(s) and/or appeal(s):

DM/21/04311/FPA | Demolition of 6no. existing industrial units and erection of 4no. commercial units (Use Class B2), with associated parking, landscaping and boundary enclosures. | Blagdon Depot Frankland Lane Durham DH1 5TA. The Committee **noted** that this application was now approved.

DM/22/00961/FPA | Conversion of parts of the ground, first and second floors to create 28 bed student accommodation (Sui Generis) with ancillary communal social area, plant room, cycle and refuse storage | William Robson House Claypath Durham DH1 1SA. The Committee **noted** that this application was now approved.

DM/22/02292/VOC | Variation of condition 2 of planning permission 4/99/00534/FPA to allow a change in opening hours. | 5 North Road Durham DH1 4SH. The Committee **noted** that this application was deferred at the County Planning Committee in order to give the Police additional time to evidence its likely adverse impact on crime and disorder in the area.

(e) To consider the latest update(s) on the following planning applications:

DM/22/02285/LB | Demolition of Dryburn House, a Grade II Listed Building | Dryburn Hall Doctors Residence University Hospital Of North Durham North Road Durham DH1 5TW. The Clerk advised that it is now looking likely that this listed building will be salvaged in some way shape or form and that the Parish Council would continue to liaise with the County Council on this matter. The Clerk also advised that he had been made aware of concerns about the impact on the children's memorial garden. It was **agreed** that the Clerk should liaise with the appropriate contact at the hospital on this.

DM/22/02346/FPA and **DM/22/02347/LB** | Demolition of listed police telecommunications mast | Durham Constabulary Police Headquarters Aykley Heads Durham DH1 5TT. The Committee considered the additional information from both documents submitted and a recent meeting between the applicants, their agent, ARUP, DCC officers and the City of Durham Trust and **agreed** to maintain its objection to these applications. The Clerk **agreed** to draft the response to these applications.

6. Update on recent licensing application(s) within the City of Durham parish area

The Clerk advised that the variation application for the Woodman Inn pub had now been considered at the County Licensing Committee and the conditions agreed between the Parish Council, the Woodman Inn, local residents and Environmental Health prior to the hearing had now been added to the license for the pub. The Clerk advised that no complaints of noise disturbance had been received over the festive period.

The Clerk reminded Members that the objection letter for the licensing application for STACK had now been submitted and the application is due to be heard at Committee on 19th January, where Cllr Susan Walker had agreed to represent the Parish Council at this hearing.

The Clerk reminded Members that the objection letter for the licensing variation application for Blue Eye had now been submitted and the closing date for representations was 10th January 2023.

The Clerk reminded Members that the Committee had agreed to note the review application for the Tythe Barn. This review is set to be heard at the County Licensing Committee on 17th January 2023.

The Clerk reminded Members that the Committee had agreed to note the variation application for the Fighting Cocks. This variation application has now been approved.

7. To consider the following new planning applications in the parish area

c) To note:

N/A

d) To discuss:

DM/22/03232/FPA | Change Of Use from Class E 'Commercial, Business And Services' to a mixed-use comprising use within use Class E and Sui Generis 'Drinking establishments and venues for live music performances and events' with ancillary facilities, alterations to the external elevations and provision of a roof-top terrace with external seating and associated facilities. | 4 - 6 Silver Street Durham DH1 3RB. The Committee **agreed** to object to this application and to call this application in to the relevant County Planning Committee should officers be minded to approve this application. The Clerk **agreed** to draft the objection letter to this application.

8. To consider the following new licensing applications:

Application to vary a premises licence by Mr Sagar Nayyar for Go Local, Brooklyn House, 3 Broom Lane. Ushaw Moor. DH7 7LQ.

The Clerk advised that this application – the premises being located outside the parish area – was brought to his attention by Cllr Liz Brown, given previous concerns regarding the delivery of alcohol. It was **agreed** to note this application given its distance from the parish area and the availability of other alcohol delivery companies within the parish area. However, it was **agreed** that Cllr R Ormerod should write to Brandon and Byshottles Parish Council to alert them to this new application.

9. Considering the alternatives to the cumulative impact policy for Durham City proposal

Cllr S Walker thanked Cllr E Ashby for her support in producing this report on the cumulative impact policy for Durham City. The Committee unanimously **agreed** this report and agreed to form a Working Party of interested groups to progress this proposal. This Working Party would include Cllrs E Ashby, S Walker, C Lattin and V Ashfield along with other relevant groups.

10. To ratify the list of decisions by the Committee Chair and the Clerk on recent planning applications

The Committee unanimously **agreed** to ratify the list of planning decision made by the Committee Chair and Clerk over the festive period, as listed in the report at item 10.

There being no further business, the Chair thanked all attendees for their attendance and contributions and closed the meeting.

Signed,

**Chair of the City of Durham Parish Council Planning and Licensing Committee
(6th January 2023)**