

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

13th March 2023

Access details for the Planning and Licensing Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/88145876094>
Meeting ID: 881 4587 6094

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 17th March 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 3rd March 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. **Discussion with DCC Design and Conservation team on the production of the Conservation Area Management Plan**
6. **Matters arising:**
 - (a) **To agree the draft responses to the following planning and licensing application(s), pre-application(s) and/or appeal(s):**

DM/23/00241/FPA | Change of Use from 6 Bed dwellinghouse to 2no. 2 bed flats. (Amended description 09.02.2023) | 24 Nevilledale Terrace Durham DH1 4QG.

DM/23/00332/PNT | Prior notification for the installation of a 15m high slim-line monopole, supporting 6no. antennas, 1no. wraparound equipment cabinet at the base of the monopole, 2no. equipment cabinets, 1no. electric meter cabinet and ancillary development thereto including 1no. GPS module | Land South East of Whitechurch Church Street Head Durham DH1 3DN. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/23/00333/PNT | Prior notification for installation of 15m slim-line monopole, supporting 6 no. antennas, with 1 no. wraparound equipment cabinet, 3 no. additional

cabinets and ancillary development thereto including GPS no. 1 module. | Land North of St Godrics Church Millburngate Durham DH1 4RD.

DM/23/00358/VOC | Variation of condition 3 (opening hours) pursuant to planning permission DM/21/01282/FPA | 93 Elvet Bridge Durham DH1 3AG.

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.

- Application to vary a premises licence by Belle Leisure Limited for Jimmy Allens. 19-21 Elvet Bridge Durham DH1 3AA

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

DM/22/02761/FPA | Proposed Redevelopment of Stables to Provide 1no 3 Bed Dwelling | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ

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

DM/21/04262/FPA | 9 no. dwellings and alterations to existing access road | Mount Oswald Golf Club South Road Durham DH1 3TQ

DM/22/03403/PNT | Prior notification for installation of 1 no. 20m Phase 9 monopole together with 3 no. equipment cabinets and associated works. | Land Adjacent to Pelaw House Leazes Road Durham

DM/22/03033/FPA | Demolish the existing dwelling at 2, Valeside, Durham and replace with a one and a half storey house (demolition of existing garages). | 2 Valeside Durham DH1 4RF

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

a) To note:

DM/23/00490/VOC | Variation of Conditions 2 (approved plans) and 7 (overflow car park) pursuant to planning permission DM/20/01008/FPA for new community hall | Lowes Barn Recreation Ground Off Park House Road Durham DH1 3QF

DM/23/00519/FPA | Renovation of existing ground floor front bay window | South View 16 Crossgate Peth Durham DH1 4PZ

DM/23/00570/FPA | Single storey rear extension | 3 Fieldhouse Lane Durham DH1 4LT

b) To discuss:

DM/22/03376/AD | Retention of non-illuminated fascia sign | 3A Old Elvet Durham DH1 3HL

DM/23/00456/FPA | Change of use from dwelling (use class C3) to House in multiple occupation (HMO) (use class C4). | 3 Wentworth Drive Durham DH1 3FD

DM/23/00607/VOC | Variation of Condition(s) 10 (Obscure Glazing) pursuant to DM/20/01107/FPA with removal of word 'non-opening' for purge ventilation purposes | Saffron House Newcastle Road Crossgate Moor DH1 4HZ

DM/23/00638/CEU | Application for a Lawful Development Certificate for change of use of C3 Dwellinghouse to C4 HMO prior to the Article 4 Direction coming into force | 3 Cross View Terrace Durham DH1 4JY

8. To consider the following new licensing application(s) within the parish area:

Monic Elvet Limited	Mixology 93 Elvet Bridge Durham DH1 3AG	Minor variation of a premises licence To vary the plan attached to the premises licence to include the new outdoor seating area so drinks can be consumed as an on-sale purchase	22 March 2023
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9. Consultation on the following Supplementary Planning Documents:

- Development viability, affordable housing, and developer contributions Supplementary Planning Document (SPD) second consultation
- County Durham Design Code Supplementary Planning Document (SPD)
- Housing Needs Supplementary Planning Document (SPD)
- Trees, Woodland and Hedges Supplementary Planning Document (SPD)

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 3rd March 2023

Present: Cllr G Holland (in the Chair), Cllr E Ashby, Cllr N Brown, Cllr C Lattin and Cllr S Walker.

Also present: A Shanley (Parish Clerk), Mr Roger Cornwell, Mr John Ashby, Mr John Lowe and Ms Sarah Wilkinson (members of the public).

1. Welcome and apologies

Apologies were received from Cllr V Ashfield.

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 17th February 2023

The minutes of the meeting held on 17th February 2023 were unanimously **agreed** as a true and accurate record of proceedings.

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

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

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

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

Ms Sarah Wilkinson advised that she was attending the meeting to contribute to discussions on application DM/23/00241/FPA under Matters Arising.

5. Matters arising:

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

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 further consider the response from Savills on behalf of the applicant and to respond maintaining the original points of objection.

DM/23/00174/FPA | Change of use from Class 3 (dwellinghouse) to Class 4 (HMO) including internal remodelling. Internal works comprise of the relocation of existing first floor bathroom to create one additional bedroom and change of glazing from opaque to clear on rear elevation and the creation of a new shower room. | 41 Whinney Hill Durham DH1 3BD. The Committee **approved** the response to this application.

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

DM/22/03505/FPA | Refurbishment and extension of existing museum for use as exhibition centre and gallery venue (Use Class F.1) with ancillary restaurant/cafe (Use Class E(b)) and retail (Use Class E(a)) uses, and alterations to landscaping, access, and parking. | DLI Museum Durham DH1 5TU. The Committee **noted** that this application had now been approved.

DM/22/02485/FPA | Change of use of public open space to external seating area, including erection of 2.4m high posts, moveable, and fixed planters (Amended Description) | The Slug and Lettuce Unit 7 Freemans Place Durham DH1 1SQ. The Committee **noted** that this application had now been approved.

(e) To consider the latest updates on the following planning application(s):

DM/23/00241/FPA | Change of Use from 6 Bed dwellinghouse to 2no. 2 bed flats. (Amended description 09.02.2023) | 24 Nevilledale Terrace Durham DH1 4QG. It was **agreed** to object to this application and to call it in to the Central and East Area County Planning Committee. The Chair **agreed** to draft the response to this application.

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

c) To note:

DM/23/00256/FPA | Proposed replacement of bay windows and attached panelling to front elevation | 9 Brierville Durham DH1 4QE. It was **agreed** to note this application.

DM/23/00343/LB | Installation of 10No. new steel beams to strengthen the existing Norman Gallery floor situated above the Bishop's Suite ceiling. | Norman Gallery University College Durham Castle Palace Green Durham. It was **agreed** to note this application.

DM/23/00374/TPO | Prune 1. Lime to clear the building - Pruning of light, pendulous growth by 2m only, shortening or removal of secondary branches under 50/75mm diameter, not structural branches/limbs over this size. Remove visible deadwood as required, pruning back to sound wood or appropriate branch junction/s | 60 Kirkwood Drive Neville's Cross Durham DH1 4FF. It was **agreed** to note this application.

DM/23/00349/LB | To install a block of windows and a set of double doors to the rear of property. | 40 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/23/00355/FPA | Install a block of windows including double doors to the rear of property. | 40 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/23/00457/FPA | Side extension and infill area between garage and front elevation | 3 Farnley Ridge Durham DH1 4HB. It was **agreed** to note this application.

DM/23/00493/FPA | Single-storey rear extension, canopy and balustrades, partial render and composite boarding to front elevation with replacement fenestration and front door | 18 Orchard Drive Durham DH1 1LA. It was **agreed** to note this application.

d) To discuss:

DM/23/00407/FPA | Conversion of garage into a study | 38 Wearside Drive Durham DH1 1LE. It was **agreed** to note this application.

DM/22/03409/FPA | Alterations to shop front and installation of external extraction fan for the use of the premises as a restaurant. | 29 Silver Street Durham DH1 3RD. It was **agreed** to note this application.

DM/22/03410/AD | Painted sign on existing fascia and 1no hanging projecting sign. | 29 Silver Street Durham DH1 3RD. It was **agreed** to note this application.

DM/23/00332/PNT | Prior notification for the installation of a 15m high slim-line monopole, supporting 6no. antennas, 1no. wraparound equipment cabinet at the base of the monopole, 2no. equipment cabinets, 1no. electric meter cabinet and ancillary development thereto including 1no. GPS module | Land South East Of Whitechurch Church Street Head Durham DH1 3DN. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/23/00333/PNT | Prior notification for installation of 15m slim-line monopole, supporting 6 no. antennas, with 1 no. wraparound equipment cabinet, 3 no. additional cabinets and ancillary development thereto including GPS no. 1 module. | Land North of St Godrics Church Millburngate Durham DH1 4RD. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/23/00358/VOC | Variation of condition 3 (opening hours) pursuant to planning permission DM/21/01282/FPA | 93 Elvet Bridge Durham DH1 3AG. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

7. To consider the following new licensing application(s) within the parish area:

Application to vary a premises licence by Mr Thomas Bolton for The Magic Corner. 19 and a half Old Elvet. Durham. DH1 2YJ. It was **agreed** to note this application.

Application to vary a premises licence by Belle Leisure Limited for Jimmy Allens. 19-21 Elvet Bridge Durham. DH1 3AA. It was **agreed** to object to this application. Councillor S Walker **agreed** to draft the response to this application.

Application for the grant of a premises licence by Siddle Hospitality Limited for 29 Silver Street. Durham. DH1 3RD. It was **agreed** to note this application.

8. Update following the enhanced drug search of licensed premises in Durham City

The Clerk advised that a successful policing operation had taken place on 25th February with the Parish Council funding a dog search for drugs in a number of licensed premises in the City. The Clerk reminded Members that the outcome of this search had taken place and that Sergeant Caroline Dickenson had circulated a report of the activity. The Committee **agreed** to continue to fund this type of operation with the police into the future.

9. Consultation on the following Supplementary Planning Documents

It was **agreed** that the Committee should take an active role during the consultation process for the following documents and to respond accordingly:

- Development viability, affordable housing, and developer contributions Supplementary Planning Document (SPD) second consultation
- County Durham Design Code Supplementary Planning Document (SPD)
- Housing Needs Supplementary Planning Document (SPD)
- Trees, Woodland and Hedges Supplementary Planning Document (SPD)

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
(17th March 2023)**