



City of Durham Parish Council

The City of Durham Parish Council. Office 3, Clayport Library. 8 Millennium Place. Durham. DH1 1WA.

Telephone: 07510 074875 Email: parishclerk@cityofdurham-pc.gov.uk

Date of Summons: 15th April 2024

SUMMONS

To all Members of the City of Durham Parish Council's Planning and Licensing Committee: Councillors E Ashby, J Ashby, N Brown, A Doig, G Holland, C Lattin and S Walker.

You are hereby summoned to attend the **Planning and Licensing Committee meeting** to be held **via Zoom at 12:00pm on Friday 19th April 2024** for the purpose of transacting the following Agenda business as shown.

The link to join this meeting is below:

<https://us02web.zoom.us/j/86093421777>

Meeting ID: 860 9342 1777

Members of the public and press are also cordially invited to attend. Members of the public may address Council, Committee or Sub-Committee meetings for up to three minutes, with the agreement of the Chair of the meeting, provided that the statement is related to an item on the agenda. The speaker should approach the Clerk before the meeting commences to request to speak during the meeting.

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities, Health & Safety, Civility and Respect and Human Rights plus Social, Economic and Environmental matters.

Yours faithfully,

A. Shanley

Mr Adam Shanley
Clerk to the City of Durham Parish Council

AGENDA

- 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 5th April 2024**
- 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. DCC Statement of Licensing Policy review 2024-2029 consultation**
- 6. Discussion following the meeting with Durham County Council's Head of Planning regarding recent HMO appeal decisions**
- 7. Matters arising:**
 - (a) To approve the responses to the following planning/ licensing application(s):**

DM/24/00766/FPA | 3no 1.5 storey 2-bedroom dwellings with associated parking/turning area. | Land East Of 7 Church Street Villas Durham DH1 3DW
 - (b) To consider the latest updates on the following planning and licensing application(s)/ appeal(s) in the parish area:**

DM/23/02538/FPA | Convert existing attic space to bedroom with en-suite, including new staircase from 2nd floor, replacement skylights and alterations to existing bedrooms. Convert outbuilding to office space including alteration to the external walls and roof. | 90 Gilesgate Durham DH1 1HY

DM/23/02539/LB | Convert existing attic space to bedroom with en-suite, including new staircase from 2nd floor, replacement skylights and alterations to existing bedrooms. Convert outbuilding to office space including alteration to the external walls and roof. | 90 Gilesgate Durham DH1 1HY

DM/23/02207/FPA | Erection of raised decking and overhead canopy to form an external drinking area to rear of public house (retrospective) | Elm Tree Inn 12 Crossgate Durham DH1 4PS

DM/24/00705/FPA | Redevelopment of existing shopping centre comprising partial demolition of the shopping centre above the existing mall level (Levels 5 and above) and erection of replacement commercial units (Class E), a hotel (Class C1) and purpose-built student accommodation (Sui Generis) at Level 5 and above, along with a new outdoor public square and public realm improvements. External alterations to the boat repair and maintenance workshop including use of external areas to create outside terraces for leisure use (Levels 0 and 1) (Class E), external alterations to the elevations of the retained areas of the shopping centre and car park, hard and soft landscaping and other associated works. | Prince Bishops Shopping Centre High Street Durham DH1 3UJ
- 8. To consider the following new planning applications in the parish area:**
 - a) To note:**

DM/24/00796/LB | Re-slate roof to Listed Building | 213 Gilesgate Durham DH1 1QN

DM/24/00821/FPA | 6no conservation style Velux windows installed to existing roof space. | Harrison House 1 Hawthorn Terrace Durham DH1 4EL

DM/24/00876/TPO | Removal of 5 trees and the pruning of 4 trees/shrubs | East Durham And Houghall Community College Houghall Durham DH1 3SG

DM/24/00447/FPA | Replacement works of 10no existing timber sash windows to North and West elevations | Durham Dramatic Society Theatre Fowlers Yard Durham DH1 3RA

DM/24/00700/LB | Rainwater goods refurbishment to rectify water ingress with overhaul of existing box sash windows in shared lightwell, internal plaster repairs, re-pointing of gable and repairs to chimney stack | 26 North Bailey Durham DH1 3EW

DM/24/00801/AD | 1no internally illuminated fascia sign | Durham County Council The Waterside Building Riverside Place Durham DH1 1SL

DM/24/00827/LB | Fabric repairs to external elevations including reconstruction, stone replacement, indents and repointing, dismantle battlemented parapet, install damp proof course and reconstruct existing stone. Remove failed roman cement render and provision of new roman cement render following repairs to substrate, paint windows following joinery repairs and dismantle parapet and roof covering | Porters Lodge The College Durham DH1 3EQ

DM/24/00864/LB | Replacement fenestration | 21 Hallgarth Street Durham DH1 3AT

DM/24/00894/LB | Installation of 1x432mm diameter, non-illuminated blue plaque on the front elevation | 12 Church Street Durham DH1 3DQ

DM/24/00917/LB | Renovation of 2no front sliding sash windows | 68 Hallgarth Street Durham DH1 3AY

DM/24/00912/LB | Erection of non-load bearing partition; alteration of non-load bearing partition; removal of steel spiral stair and restoration of timber staircase. | 27 Old Elvet Durham DH1 3HN

DM/24/00889/TPO | Sycamore - reduce and reshape by 2-3 metres | 34 Albert Street Durham DH1 4RJ

b) To discuss:

N/A

9. To consider the new licensing application(s) within the City of Durham parish area:

Grey College	Grey College South Road Durham DH1 3LG	Application to vary a club premises certificate The application proposes to: 1. Licence an outdoor area of the college bar 2. Add some internal areas of the main college not currently on the licence	3 May 2024
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		3. Make changes to the non-seasonal timings on limited occasions in the year to reduce the need for Temporary Event Notices - Recorded music (indoors and outdoors) Monday to Sunday 10.00am to 2.00am, until 4.00am up to nine occasions per year for formally organised events, until 5.00am on one occasion a year for a formally organised ball - Performances of dance (indoors) Monday to Sunday 10.00am to 2.00am, until 4.00am up to nine occasions per year for formally organised events, until 5.00am on one occasion a year for a formally organised ball - Anything of a similar description to live music, recorded music and dancing (indoors) Monday to Sunday 10.00am to 2.00am, until 4.00am up to nine occasions per year for formally organised events, until 5.00am on one occasion a year for a formally organised ball	
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10. Dates of future meeting(s) of this Committee:

3rd May 2024

17th May 2024

31st May 2024

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 5th April 2024

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

Also present: Mr A Shanley (Parish Clerk) and Mr Brian Tanner (member of the public).

1. Welcome and apologies

Apologies were received from Councillor A Doig.

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 22nd March 2024

The minutes of the meeting held on 22nd March 2024 were unanimously **agreed** as a true and accurate record of proceedings.

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

Mr Brian Tanner advised that he was attending the meeting to hear the discussion on applications DM/23/02538/FPA and DM/23/02539/LB.

5. DCC Statement of Licensing Policy review 2024-2029 consultation

The Clerk thanked Members and partners for their ongoing and positive engagement with this piece of work. The Clerk highlighted that he and Councillors S Walker and J Ashby had had a very positive meeting with DCC licensing on this matter and advised that DCC has invited the Parish Council to make any and all points it wishes during this consultation process.

The Clerk advised that the weekly meetings of the working group looking into this issue were continuing each Monday at 11am in the Parish Council offices. The Clerk also advised that the next meeting of the working group would be reviewing the existing policy point by point and therefore getting into the detail of each aspect of this policy.

The Chair thanked all those involved in this work and looked forward to future updates on this work.

6. Matters arising:

(c) To approve the responses to the following planning/ licensing application(s):

DM/24/00539/FPA | Change of use from C3 (Dwellinghouse) to flexible use of either C3 or C4 (Small HMO), including construction of a bin store and bike

shelter in rear garden | 56 Old Dryburn Way Durham DH1 5SE. The Committee **approved** the response to this application.

DM/24/00455/FPA | Change of use from C3 dwellinghouse to C4 small house in multiple occupation (HMO) | 11 Baliol Square Durham DH1 3QH. The Committee **approved** the response to this application.

DM/24/00586/VOC | Variation of condition 10 pursuant to permission DM/20/01107/FPA for the erection of a house in multiple occupation, to allow the first-floor en suite window within the north side elevation to be fitted with opening restrictor | Saffron House Newcastle Road Crossgate Moor DH1 4HZ. The Committee **approved** the response to this application.

Application to vary a premises licence by Star Pubs and Bars Limited for The Big Jug. Claypath. Durham. DH1 1RG. The Committee **approved** the response to this licensing application.

(d) To consider the latest updates on the following planning and licensing application(s)/ appeal(s) in the parish area:

DM/23/02538/FPA | Convert existing attic space to bedroom with en-suite, including new staircase from 2nd floor, replacement skylights and alterations to existing bedrooms. Convert outbuilding to office space including alteration to the external walls and roof. | 90 Gilesgate Durham DH1 1HY. The Committee **noted** that this application would be heard at the forthcoming meeting of the Central and East Area County Planning Committee. It was **agreed** to maintain the Parish Council's objection to this application and that Councillor C Lattin should represent the Committee at this hearing.

DM/23/02539/LB | Convert existing attic space to bedroom with en-suite, including new staircase from 2nd floor, replacement skylights and alterations to existing bedrooms. Convert outbuilding to office space including alteration to the external walls and roof. | 90 Gilesgate Durham DH1 1HY. The Committee **noted** that this application would be heard at the forthcoming meeting of the Central and East Area County Planning Committee. It was **agreed** to maintain the Parish Council's objection to this application and that Councillor C Lattin should represent the Committee at this hearing.

DM/24/00009/FPA | Demolition of existing dwelling and construction of new dwelling | 5 Valeside Durham DH1 4RF. The Committee noted that the ecology team had given their approval of this scheme and therefore **agreed** to withdraw its objection and call-in request on this application.

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

c) To note:

DM/24/00500/LB | Rainwater goods refurbishment to front as well as replacing existing PVC-u sections and renewing remaining RWG to ensure correct capacity. Demolition and rebuilding of existing brickwork chimney stack. | 25 North Bailey Durham DH1 3EW. It was **agreed** to note this application.

DM/24/00602/FPA | Extension of existing raised patio to rear including brick retaining wall, steps and steel railings | 39 Wearside Drive Durham DH1 1LE. It was **agreed** to note this application.

DM/24/00635/FPA | To remove the existing timber jetty and bottom concrete step and install a new jetty 14m along the bank and 1.3m out into the river | Hild

Bede Boat Club And Jetty St Hilds Lane Durham DH1 1QL. It was **agreed** to note this application.

DM/24/00713/LB | Repairs to chimney stacks and dormer window that warranted rebuilding due to being unstable and unsafe. | St Chads College 16 - 22 North Bailey Durham DH1 3RH. It was **agreed** to note this application.

DM/24/00583/FPA | Replacement of collapsed retaining wall at rear | 19 And 20 Albert Street Durham DH1 4RL. It was **agreed** to note this application.

d) To discuss:

DM/24/00705/FPA | Redevelopment of existing shopping centre comprising partial demolition of the shopping centre above the existing mall level (Levels 5 and above) and erection of replacement commercial units (Class E), a hotel (Class C1) and purpose-built student accommodation (Sui Generis) at Level 5 and above, along with a new outdoor public square and public realm improvements. External alterations to the boat repair and maintenance workshop including use of external areas to create outside terraces for leisure use (Levels 0 and 1) (Class E), external alterations to the elevations of the retained areas of the shopping centre and car park, hard and soft landscaping and other associated works. | Prince Bishops Shopping Centre High Street Durham DH1 3UJ. The Committee considered carefully the content of this application. In light of the significant number of technical reports and drawings in support of the application, the Committee agreed that it was essential to give this application the time and consideration a scheme of such magnitude rightly deserves. As such, it was **agreed** to defer a decision on this application. It was also **agreed** that, subject to the Chair of the Council's approval, that the Full Council meeting in April should be primarily focused on this development and the Council coming to a decision on how to respond to this application.

In light of the tight deadline for responding to the proposal, it was also **agreed** that the Clerk should write a holding letter to the Head of Planning at DCC, requesting further time to respond to this scheme.

DM/24/00766/FPA | 3no 1.5 storey 2-bedroom dwellings with associated parking/turning area. | Land East Of 7 Church Street Villas Durham DH1 3DW. It was **agreed** to object to this application and call this in to the Central and East Area County Planning Committee. Councillor J Ashby **agreed** to draft the objection letter to this application.

8. To consider the new licensing application(s) within the City of Durham parish area:

- **Minor variation of a premises licence by Mr Fabio Ciampolillo for La Spaghetтата 66 Saddler Street. Durham. DH1 3NP.** It was **agreed** to note this application.
- **Application for the grant of a premises licence by TCD Durham Limited for FIIK 12 Elvet Bridge. Durham. DH1 3AA.** It was **agreed** to note this application.

9. Dates of future meeting(s) of this Committee:

19th April 2024

3rd May 2024

17th May 2024

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
(19th April 2024)**