



City of Durham Parish Council

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

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Date of Summons: 29th 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 3rd May 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/87826547071>

Meeting ID: 878 2654 7071

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 19th 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. Update on the Conservation Area Management Plan – Crossgate Area appraisal**
- 7. Matters arising:**

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

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/24/00121/FPA | Change of use of existing small 5-bedroom (C4) House in Multiple Occupation (HMO) to a large 7-bedroom (Sui generis) HMO with rear dormer extension and installation of roof lights. | 3 Lawson Terrace Durham DH1 4EW

Appeal for DM/23/01975/FPA | Conversion of care home (C2) to Student Accommodation comprising 69 bedspaces in the form of 9 cluster apartments, re-roofing of conservatories, erection of new cycle shelter and replacement bin store | Hallgarth Care Home Hallgarth Street Durham DH1 3AY

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

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

Application to vary a premises licence by Star Pubs and Bars Limited for The Big Jug. Claypath. Durham. DH1 1RG.

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/24/00519/LB | Replacement of one timber window to first floor front elevation and six windows including two dormers to rear elevation, replace internal modern door, repairs to roof. | 210 Gilesgate Durham DH1 1QN

DM/24/00980/LB | Replacement fire doors | Queens Court 1 - 2 North Bailey Durham DH1 3ET

DM/24/00973/LB | Refurbishment of roofs to Deane Room, Education Centre, Stair Tower, Wolfson Gallery consisting of removing battens, felt and stone slates, stone cleaning by hand brushing, installation of new breather membrane, battens and stone slates, refixing of stones and replaced where necessary. Also, replacement of leadwork and cleaning of stone parapets and copings with complete lightning protection scheme | Durham University Palace Green Library Palace Green Durham DH1 3RN

DM/24/00916/TPO | Oak - Crown reduce by 10% - 20% (1.5m-2m), reduce end weight on previously pruned limb by 30%, Crown lift 4-5m & Crown clean | Land To The North Of 22 Old Dryburn Way Old Dryburn Way Durham DH1 5SE

DM/24/00938/FPA | Two storey side and rear extension | 7 Springwell Road Durham DH1 4LR

DM/24/00948/LB | Removal of twentieth century infill fence panel and gate between the principal gate piers and general restoration and cleaning of the Grade II listed asset | Aykley Heads Gate Piers And Walls Aykley Heads DH1 5TS

DM/24/00990/TPO | Crown reduction and reshape of 2no. Beech trees | 12 The Bowers Durham DH1 4EH

DM/24/01048/VOC | Variation of Condition 2 (approved plans) pursuant to planning permission DM/23/01704/FPA to allow the addition of Air Source Heat Pumps (ASHP), render panels and vents. | 24 High Wood View Durham DH1 3DT

b) To discuss:

DM/24/00743/VOC | Variation of condition(s) 2 (Approved Plans) and condition 3 (Materials) pursuant to DM/22/01606/FPA to install UPVC Bygone sash windows | 50 The Avenue Durham DH1 4EB

DM/24/00883/FPA | Demolition of existing disused school buildings | St Leonards Catholic School North End Durham DH1 4NG

DM/24/00976/FPA | Temporary change of use of the property from a C3 residential dwelling to C2 children's home for a period of up to 3 years. | 19 Ferens Park Durham DH1 1NU

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

Durham Boathouse Limited	The Boat House Elvet Bridge Durham DH1 3AF	Application to Vary a Club Premises Certificate The application proposes to: 1. Amend the commencement of all licensable activities and the opening hours to 10.00am Monday to Sunday inclusive 2. Remove all the conditions attached to the premises licence as they are obsolete and not fit for purpose and replace with new conditions for the promotion of the licensing objectives	13 May 2024
Durham County Council	The Story at Mount Oswald South Road Durham DH1 3TQ	Application for the grant of a premises licence Sale of alcohol (on and off the premises) Monday to Friday 9.00am to 5.00pm, Saturday and Sunday 10.00am to 5.00pm	14 May 2024

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

17th May 2024

31st May 2024

14th June 2024

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 19th April 2024

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

Also present: Mr A Shanley (Parish Clerk) and Mr Zak Newton, Mr John Lowe and Dr Francis Whalley (members of the public).

1. Welcome and apologies

Apologies were received and accepted from Councillors A Doig and N Brown.

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 5th April 2024

The minutes of the meeting held on 5th April 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 Zak Newton advised that, as a business owner in Durham, he would be particularly interested to look into options for a new Use Class of HMO for hospitality staff who work and would wish to live in Durham. Zak highlighted that he saw this as a big challenge in terms of recruitment of local staff and asked the Parish Council for their support with this. Zak highlighted that Policy 16 does not differentiate between tenants and therefore prevented multiple unrelated staff living together in one property.

Without a commitment either way on this matter, the Chair asked Zak to set out his model in writing to the Parish Council and the Committee would be happy to review this and provide feedback.

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

Dr Francis Whalley advised that he was attending the meeting with a general interest in all Agenda items.

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

Councillor S Walker thanked Members for their ongoing work on this important consultation and advised that the working group had recently met with Durham Police and had agreed its position on this consultation.

The Clerk highlighted that he was continuing to engage with Nicola Allan on formulating a formal response to this consultation with a deadline in mind of 30th April 2024.

The Chair thanked Councillor Walker for leading on this consultation and Committee Members for their support with this work.

6. Discussion following the meeting with Durham County Council's Head of Planning regarding recent HMO appeal decisions

The Chair took the opportunity to thank Stephen Reed and Sarah Eldridge for their time and the opportunity to speak with them regarding concerns relating to recent HMO appeal decisions.

The Chair advised that he felt that the Parish Council had really stressed the points it wished to at this meeting relating to how both Councils deal with new appeals in the future as well as learning the lessons from the clear failings in a number of cases.

The Chair stressed his disappointment that the Council does not appear to be applying NDSS as stringently enough and highlighted that the case of 58 Bradford Crescent should give us all added confidence that applying these standards is a serious objectionable point that an Inspector is happy to uphold.

In addition, the Clerk highlighted that over 230 pre-applications were received by the Council last year and only 11 made it through to application stage. The Clerk advised that this served to highlight the excellent work of officers in applying Policy 16 but also highlighted the serious development pressure the parish continues to face.

Councillor J Ashby thanked Sarah and Stephen and advised that he felt that the point relating to policies 29 and 31 applying equal weight as other policies had been made and that evidence for applying these policies – as with the case of 1 Larches Road – was fundamental to success at application and appeal stages.

7. Matters arising:

(c) 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. The Committee **approved** the response to this 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 had now been refused.

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 had now been refused.

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. The Committee **noted** that this application had now been approved, with the added condition that additional screening to address the privacy and noise issues, be installed within the next month.

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 **noted** the continued efforts of the Full Council to fully review this application and looked forward to the next Full Council meeting where this application would be a major part of the Agenda.

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

c) To note:

DM/24/00796/LB | Re-slate roof to Listed Building | 213 Gilesgate Durham DH1 1QN. It was **agreed** to note this application.

DM/24/00821/FPA | 6no conservation style Velux windows installed to existing roof space. | Harrison House 1 Hawthorn Terrace Durham DH1 4EL. It was **agreed** to note this application.

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. It was **agreed** to note this application.

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. It was **agreed** to note this application.

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. It was **agreed** to note this application.

DM/24/00801/AD | 1no internally illuminated fascia sign | Durham County Council The Waterside Building Riverside Place Durham DH1 1SL. It was **agreed** to note this application.

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. It was **agreed** to note this application.

DM/24/00864/LB | Replacement fenestration | 21 Hallgarth Street Durham DH1 3AT. It was **agreed** to note this application.

DM/24/00894/LB | Installation of 1x432mm diameter, non-illuminated blue plaque on the front elevation | 12 Church Street Durham DH1 3DQ. It was **agreed** to note this application.

DM/24/00917/LB | Renovation of 2no front sliding sash windows | 68 Hallgarth Street Durham DH1 3AY. It was **agreed** to note this application.

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. It was **agreed** to object to this application and also call this application in to Committee. Councillor J Ashby **agreed** to draft the response to this application.

DM/24/00889/TPO | Sycamore - reduce and reshape by 2-3 metres | 34 Albert Street Durham DH1 4RJ. It was **agreed** to note this application.

d) To discuss:

N/A

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

Application to vary a club premises certificate by Grey College for Grey College South Road. Durham. DH1 3LG. It was **agreed** to note this application.

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

3rd May 2024

17th May 2024

31st 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
(3rd May 2024)**