



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: 13th May 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 17th 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/83869174319>

Meeting ID: 838 6917 4319

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 3rd May 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. Matters arising:

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

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

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

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.

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 external opening restrictor (description amended) | Saffron House Newcastle Road Crossgate Moor DH1 4HZ

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

Appeal hearing 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

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

a) To note:

DM/24/01080/LB | Listed building consent for internal alterations including; dampness remedial works to basement bathroom, internal plaster work as part of dampness remedials, refurbishment of shower room and bathroom, new floor coverings and decoration to bathroom area, new floor coverings and decoration to adjacent basement corridor area | Durham University Hatfield College Rectory Bow Lane Durham DH1 3ET

DM/24/01010/FPA | Raised decking and patio area to rear | Goldrill Farnley Hey Road Durham DH1 4EA

DM/24/00040/AD | Freestanding directional sign | Land To The South Of Pimlico Durham DH1 4QW

b) To discuss:

DM/24/01173/FPA | Demolition of existing school buildings and development of a replacement school building and works to the retained Springwell Hall, along with car parking, hard and soft landscaping including works to trees, replacement playing pitches, and access arrangements. | St Leonards Catholic School North End Durham DH1 4NG

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

Coarse Restaurant Limited	Isla Restaurant 53 North Road Durham DH1 4SF	Application for the grant of a premises licence Sale of alcohol (on the premises) Monday to Sunday 10.00am to 10.00pm	10 June 2024
---------------------------	---	--	--------------

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

31st May 2024

14th June 2024

28th June 2024

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 3rd May 2024

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

Also present: Mr A Shanley (Parish Clerk), Ricky Cohen and Charlotte Hunter (Durham University) and Helen Clark, Jim Mathewson, Alex Taylor, Alex Cole, Carole Scott, Anita Wright, Catherine White, Janet George, Michael Wright, John Lowe and Roger Cornwell (members of the public).

1. Welcome and apologies

Apologies were received from Councillors N Brown and C Lattin.

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 19th April 2024

The minutes of the meeting held on 19th 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.

Ricky Cohen thanked the Chair for the opportunity to speak with the Committee today. Ricky advised that he wanted to update the Committee on the ongoing works to Rushford Court on North Road and advised that the college is facing an issue in that the social space will now not be completed in time for the new academic year 2024/25.

Ricky advised that the original handover date from the developer was 14th August, with students returning on 29th September but the works have been subject to delay. As such, Ricky advised that the University is looking to locate a 9m x 9m marquee within the car park area at Rushford court and to apply for a licence for this marquee only until the current licenced space is complete or, at the absolute latest the 14th December.

Ricky advised that the University would only be applying for a licence for this space between 12pm and 11pm for the sale of alcohol. Ricky advised that no other licensable activities would be applied for.

Councillor S Walker asked if local residents would be consulted on this. Ricky confirmed that he would be engaging with the Crossgate Community Partnership on this and seek residents' views.

The Clerk asked if Durham University would be willing to agree to a temporary licence for this area. Ricky confirmed that the University would be willing to do so.

Roger Cornwell asked if any disabled car parking bays would be impacted by this new arrangement. Ricky advised that 3 spaces would be retained but repositioned next to the admin block in the interim.

Councillor A Doig advised that he would be happy with this on the basis that no outdoor music was included in the licence.

At this point, Ricky Cohen thanked the Committee and he and Charlotte left the meeting.

Mrs Helen Clark advised that she was attending the meeting to raise concerns over application DM/24/00586/VOC and the recent correspondence from the case officer following the introduction of a metal bar to the windows. Helen expressed her concerns about potential further planning breaches and the purpose now of the original application. The Committee agreed that, in spite of the recent introduction of a metal bar to the window, the application before the Committee should be refused and therefore **agreed** to maintain its original objection and call-in request.

Jim Mathewson advised that he was attending the meeting to hear the discussion in relation to application DM/24/00883/FPA. Mr Mathewson advised that he was concerned at the loss of the belt of trees running along the edge of the site and felt that their removal was excessive and unjustified given that the plans for the new school are not yet in front of us. Mr Mathewson also highlighted the benefits of the trees from a visual, environmental and acoustic barrier perspective.

Alex Taylor advised that he was attending the meeting to hear the discussion in relation to application DM/24/00976/FPA.

Alex Cole advised that he was attending the meeting to hear the discussion in relation to application DM/24/00976/FPA. Alex expressed his real concerns over this application and highlighted that the site was already in use as a children's home and it is already adversely impacting on his family's amenity and sense of security.

Carole Scott advised that she was attending the meeting to hear the discussion in relation to application DM/24/00976/FPA. Carole expressed her serious concerns over the impact of this site on neighbouring residents who had the right to enjoy their local amenity, peace of mind and sense of security.

Anita Wright advised that she was attending the meeting to hear the discussion in relation to application DM/24/00976/FPA.

Catherine White advised that she was attending the meeting to hear the discussion in relation to application DM/24/00976/FPA.

Raymond White advised that he was attending the meeting to hear the discussion in relation to application DM/24/00976/FPA.

Janet George advised that she was attending the meeting to hear the discussion in relation to application DM/24/00976/FPA. Janet also expressed her concerns

about this application and advised that she felt that Durham City desperately needed more family homes.

Michael Wright advised that he was attending the meeting to hear the discussion in relation to application DM/24/00976/FPA.

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

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

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

The Clerk advised that he has now circulated a final version of the Parish Council's response to this consultation and Committee Members unanimously approved its content.

Councillor S Walker took the opportunity to thank Members and partners for their time and work in contributing to this response from the Parish Council on this important consultation.

6. Update on the Conservation Area Management Plan – Crossgate Area appraisal

The Clerk highlighted that Lee Hall has now produced a draft Character Area Appraisal for the new Crossgate sub-character area of the Durham City Conservation Area. Members expressed their wholehearted approval of this document and commended Lee Hall for his work on this excellent report.

7. Matters arising:

(c) 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. The Committee **approved** the response to this application.

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. The Committee **approved** the response to this application.

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. 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/24/00894/LB | Installation of 1x432mm diameter, non-illuminated blue plaque on the front elevation | 12 Church Street Durham DH1 3DQ. The Clerk updated the Committee on recent correspondence from the Design and

Conservation Officer at DCC regarding this plaque. It was agreed that, whilst it is correct that there is another plaque to Professor Cramp in South Tyneside and the 20 year rule did not apply in this case, these were not material planning issues which would otherwise lead to the application's refusal.

Application to vary a premises licence by Star Pubs and Bars Limited for The Big Jug. Claypath. Durham. DH1 1RG. The Committee **noted** that the licence for The Big Jug had now been approved with the added conditions relating to the outdoor space and door staff on weekends, as originally requested for. The Committee thanked Councillor S Walker for representing the Parish Council at this hearing.

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 that Jo-Anne Garrick is now working on the Parish Council's response to this application, following the agreement of the Parish Council's formal position at Full Council on this proposal.

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

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

DM/24/00980/LB | Replacement fire doors | Queens Court 1 - 2 North Bailey Durham DH1 3ET. It was **agreed** to note this application.

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

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

DM/24/00938/FPA | Two storey side and rear extension | 7 Springwell Road Durham DH1 4LR. It was **agreed** to note this application.

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

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

d) To discuss:

DM/24/00990/TPO | Crown reduction and reshape of 2no. Beech trees | 12 The Bowers Durham DH1 4EH. It was **agreed** to support this application. The Clerk **agreed** to draft the response letter to this application.

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. It was **agreed** to object to this application. The Clerk **agreed** to draft the response letter to this application.

DM/24/00883/FPA | Demolition of existing disused school buildings | St Leonards Catholic School North End Durham DH1 4NG. The Committee carefully considered the plans to this application and **agreed** to express its wholehearted support to the substantive part of the application in relation to the demolition but object to the removal of the trees running along the Crescent.

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. The Committee felt that the main issues in the determination of this application relate to the acute need for this service provision for vulnerable children, this application's compliance with CDP Policy 18 and the needs of local residents to enjoy their local amenity, as defined by CDP Policy 29. The Committee **agreed** that, the Local Planning Authority, with specialist professional advice from its social services, public health and other statutory teams, must be content that the key tests which CDP Policies 18 and 29 apply to this case are equally satisfied. As such, the Committee **agreed** to request that this application be determined by the Central and East Area County Planning Committee so that all parties may state their case to Members on this proposal.

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

- **Application to Vary a Club Premises Certificate by Durham Boathouse Limited for The Boat House. Elvet Bridge. Durham. DH1 3AF.** It was **agreed** to note this application.
- **Application for the grant of a premises licence by Durham County Council for The Story at Mount Oswald. South Road. Durham. DH1 3TQ.** It was **agreed** to note this application.

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

17th May 2024

31st May 2024

14th June 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
(17th May 2024)**