



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: 10th June 2024

SUMMONS

To all Members of the City of Durham Parish Council's Planning and Licensing Committee: Councillors E Ashby, J Ashby, N Brown, R Hanson, 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 14th June 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/84633427815>

Meeting ID: 846 3342 7815

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 31st May 2024**
- 4. To receive any public participation comments on the following agenda items.**
- 5. Matters arising:**

- (a) To approve the draft response(s) to the following planning and/ or licensing application(s):**

Appeal for DM/23/03752/FPA | Change of use from a dwellinghouse (use class C3) to a large house in multiple occupation (sui generis). | Cross View House Cross View Lane Nevilles Cross Durham DH1 4PJ

DM/24/00455/FPA | Change of use from C3 dwellinghouse to C4 small house in multiple occupation (HMO) | 11 Baliol Square Durham DH1 3QH

DM/23/02236/FPA | Sub-divide dwelling (C3) into 3no flats (Part Retrospective) | 1 Beech Crest Durham DH1 4QF

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

DM/24/01241/PN56 | Prior approval for change of use from class E to 5 residential dwellings (class C3) | Bridge House North Road Durham DH1 4PW

DM/24/01020/AD | Erection of a community notice board | Land West Of Park House Road Durham DH1 3QQ

DM/24/01274/FPA | Garage conversion to habitable accommodation including replacement of garage door with window and masonry wall. | 38 Highgate Durham DH1 4GA

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

Amendments to DM/24/00149/FPA | Construction of purpose-built student accommodation (Sui Generis) with associated car and cycle parking, pedestrian infrastructure, and landscaping. | Land To the North West of Melbury Court Old Dryburn Way Durham DH1 5SE

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.

(c) To consider the outcomes of the following planning and licensing application(s)/ appeal(s) in the parish area:

DM/24/00198/DRC | Discharge of conditions 3 (CMP) and 4 (Materials) pursuant of planning permission DM/22/03232/FPA | 4 - 6 Silver Street Durham DH1 3RB

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

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

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

a) To note:

DM/24/01150/FPA | Retention of timber raised decking and stainless-steel balustrade | The Kiosk Freemans Reach Riverside Place Durham DH1 1SL

DM/24/01199/AD | 1no non-illuminated totem sign | Durham County Council The Waterside Building Riverside Place Durham DH1 1SL

DM/24/01395/LB | Replacement of 85no. internal fire doors. | Main College St Chads College 16 - 22 North Bailey Durham

DM/24/01439/CEU | Certificate of existing lawful use for restaurant (class E) | 19A North Road Durham DH1 4SG

DM/24/01474/FPA | Replace 1no. ground floor window to front | 43-44 Saddler Street Durham DH1 3NU

DM/24/01475/LB | Replace 1no. ground floor window to front | 43-44 Saddler Street Durham DH1 3NU

DM/24/01097/AD | 3no fascia signs and 1no projecting hanging sign. | 10 - 11 Silver Street Durham DH1 3RB

b) To discuss:

DM/24/01365/FPA | Carport structure to existing off-street car parking area | 1 Princes Street Durham DH1 4RP

7. Supplementary Planning Document (SPD) consultation for the following SPDs:

- Second draft of the Shopfront Design Guide Supplementary Planning Document (SPD)
- Second draft of the Energy Efficiency, Renewables, and the Historic Environment SPD
- First draft of the Non-Designated Heritage Assets SPD
- First draft of the Biodiversity SPD

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

14th June 2024

28th June 2024

12th July 2024

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 31st May 2024

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

Also present: Mr A Shanley (Parish Clerk), John Lowe, Francis Whalley, Michael Hurlow and Roger Cornwell (members of the public).

1. Election of Chair of the Planning and Licensing Committee

Councillor G Holland was elected as Chair of the Planning and Licensing Committee. Proposed by Councillor S Walker and seconded by Councillor C Lattin.

2. Election of Vice-Chair of the Planning and Licensing Committee

Councillor S Walker was elected as Vice-Chair of the Planning and Licensing Committee. Proposed by Councillor G Holland and seconded by Councillor J Ashby.

3. Welcome and apologies

None received.

4. To receive any declarations of interest from members.

Councillor S Walker declared an interest in application DM/24/01020/AD and took no part in the discussion or vote on this application.

5. To receive and approve as a correct record the minutes of the meeting held on 17th May 2024

The minutes of the meeting held on 17th May 2024 were unanimously **agreed** as a true and accurate record of proceedings.

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

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

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

Michael Hurlow advised that he was attending the meeting with a general interest in all Agenda items, but most particularly application DM/24/01173/FPA.

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

7. Matters arising:

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

Appeal for DM/23/03752/FPA | Change of use from a dwellinghouse (use class C3) to a large house in multiple occupation (sui generis). | Cross View House Cross View Lane Nevilles Cross Durham DH1 4PJ. The Committee **agreed** to maintain its objection to this appeal and submit a further statement to the Inspectorate. The Clerk **agreed** to draft the response to this appeal.

Amendments to 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 noted the amendments to this proposal and agreed to maintain its objection to this application. However, should officers be minded to approve the scheme, the Committee identified a number of conditions which they'd like to see attached to this proposal, in relation to the number of occupants and the safeguarding of the grassed garden to the front of this premises. The Clerk and Councillor S Walker **agreed** to draft the letter to this amended proposal.

Amendments to DM/23/02236/FPA | Sub-divide dwelling (C3) into 3no flats (Part Retrospective) | 1 Beech Crest Durham DH1 4QF. The Committee **agreed** to maintain its objection to this proposal. The Clerk **agreed** to draft the letter to this application.

DM/24/00149/FPA | Construction of purpose-built student accommodation (Sui Generis) with associated car and cycle parking, pedestrian infrastructure, and landscaping. | Land To the North West of Melbury Court Old Dryburn Way Durham DH1 5SE. The Committee noted that the case officer has requested a number of amendments to the proposal from the applicant and **agreed** to await further news on this proposal in due course.

(b) To consider the outcomes of the following planning and licensing application(s)/ appeal(s) in the parish area:

DM/24/00969/TCA | Proposed felling of 21no. trees within the Durham (City Centre) Conservation Area, as detailed within Arboricultural Impact assessment ARB/AE/3301/d) For the avoidance of doubt, tree no.33 referenced within the report is subject to a Tree Preservation Officer, and is not proposed for removal pursuant to this Notice | St Leonards Catholic School North End Durham DH1 4NG. The Committee **noted** that this application has now been approved.

DM/24/00009/FPA | Demolition of existing dwelling and construction of new dwelling | 5 Valeside Durham DH1 4RF. The Committee **noted** that this application has now been approved with the added conditions requested by the Parish Council.

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 **noted** that this application has now been refused.

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 **noted** that this application has now been refused.

Appeal for DM/23/02622/FPA | Full planning application for the erection of a 74-bed care home facility (Class C2 Use), with associated access road, car parking, cycle storage, landscaping, boundary treatments and refuse facilities. | Land South of South College The Drive Durham DH1 3LD. The Committee **noted** that the appeal for this proposal has now been allowed.

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

c) To note:

DM/24/01334/VOC | Proposed variation of Condition 2 (approved plans) of approval DM/20/01286/LB to regularise detailed changes set out in a submitted schedule, including but not restricted to: replacement, removal and addition of internal and external doors, handrails, fireplaces, ceiling roses, floor boards, ceilings, tile floors and steps, stairs, picture and dado rails, internal walls, windows, roof structures, chimneys, gutters, stonework and render. | Mount Oswald Golf Club South Road Durham DH1 3TQ. It was **agreed** to note this application.

d) 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. The Committee carefully considered all of the technical documentation and drawings for this application. The Committee expressed its wholehearted support for the project to develop a replacement school as soon as possible for the benefit of all concerned. The Committee identified a number of key issues relating to the design of the proposal as well as the transport arrangements during and post-development and **agreed** to comment on this accordingly. It was **agreed** that Jo-Anne Garrick should be asked to draft the letter to this proposal.

DM/24/01117/FPA | Change of use of first and second floors (Use Class C3) to use as cafe/restaurant in connection with existing ground floor cafe (Use Class E) with provision of additional seating, kitchen and toilet facilities. | 53-53A North Road Durham DH1 4SF. It was **agreed** to note this application.

DM/24/01161/FPA | Single storey rear extension, loft conversion including 4no. dormer windows, replacement of single glazed windows with double glazing throughout and replacing window in rear elevation of rear off-shoot with patio doors and alterations to raised land to rear | 35 Hallgarth Street Durham DH1 3AT. It was **agreed** to note this application.

DM/24/01241/PN56 | Prior approval for change of use from class E to 5 residential dwellings (class C3) | Bridge House North Road Durham DH1 4PW. It was **agreed** to object to this application. The Clerk **agreed** to draft the objection letter to this proposal.

DM/24/01020/AD | Erection of a community notice board | Land West Of Park House Road Durham DH1 3QQ. It was **agreed** to support this application. The Clerk **agreed** to draft the support letter to this proposal.

DM/24/01222/FPA | Replacement of existing dormer roof extension with larger catslide roof dormer extension to rear. | 5 Hawthorn Terrace Durham DH1 4EL. It was **agreed** to note this application.

DM/24/01303/FPA | Temporary change of use of car park for use by a school for a purpose falling within Class F.1(a) (provision of education) | Durham County Council County Hall Framwelgate Peth Durham DH1 5UQ. It was **agreed** to note this application.

DM/24/01274/FPA | Garage conversion to habitable accommodation including replacement of garage door with window and masonry wall. | 38 Highgate Durham DH1 4GA. It was **agreed** to object to this application. The Clerk **agreed** to draft the objection letter to this proposal.

9. To consider the possible review of a licence following several noise complaints from residents

The Clerk advised Members that he had received a number of noise complaints relating to a specific premises in the Crossgate area of the parish recently.

The Clerk advised that he has spoken with the licensee, the Police and Environmental Health about this and all parties agreed that this incident did not meet the level required for a formal review application. The Clerk highlighted that the licensee has apologised for this event, which was shut down by 9pm, and that he has confirmed his intention of working collaboratively with the Parish Council and local residents to ensure that there is no reoccurrence of this type of incident again.

The Committee **agreed** not to take any formal action at this stage but to keep a watching brief on this premises in the future.

10. To consider the Traffic Regulation Order in the parish area: The County Council of Durham. The Street Off Street Parking Order 2024

It was **agreed** to note this Traffic Regulation Order.

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

14th June 2024

28th June 2024

12th July 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
(14th June 2024)