



City of Durham Parish Council

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Date of Summons: 24th 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 28th June 2024** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/89044311303>

Meeting ID: 890 4431 1303

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 14th June 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):**

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

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

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

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

DM/24/00990/TPO | Crown reduction and reshape of 1no Beech Tree by 20% (Amended Description) | 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

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

- a) To note:**

DM/24/01413/FPA | Single storey extension to the rear | 10 Chipchase Grove Durham DH1 3FA

DM/24/01469/FPA | First floor side extension on top of existing garage | 26 North Crescent Durham DH1 4NE

- b) To discuss:**

DM/24/00770/FPA | Single storey rear extension to create 1no 2-bedroom dwelling, new vehicle access and the installation of new perimeter fencing at a height of 1.8 metres. | 2 Palmers Close Church Street Head Durham DH1 3DN

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

Nando's Chickenland Limited	Nando's Unit 5 Walkergate Durham DH1 1SQ	Minor Variation of a premises licence To update the plan attached to the premises licence	1 July 2024
Zaap Durham Limited	ZAAP Durham 20-21 The Riverwalk Durham DH1 4SL	Application to vary a premises licence To update the plan attached to the premises licence, in relation to proposed internal layout changes and inclusion of the existing external seating area as a licensed area	17 July 2024

8. Consideration of the Regulation 7 Direction renewal consultation for the Durham City Conservation Area.

9. Proposed project with DCC on production of an evidence base for Non-Designated Heritage Assets (NDHAs) in the Conservation Area.

10. Update on the 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

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

12th July 2024

29th July 2024

9th August 2024

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 14th June 2024

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

Also present: Mr A Shanley (Parish Clerk), Mr Allan Gemmill, Mr Roger Cornwell, Mr John Lowe and Mr Mike McNally (members of the public).

1. Welcome and apologies

Apologies were received from Councillors N Brown and C Lattin.

No apologies were received from Councillor R Hanson.

2. 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 proposal.

3. To receive and approve as a correct record the minutes of the meeting held on 31st May 2024

The minutes of the meeting held on 31st May 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 Allan Gemmill advised that he was attending the meeting with a general interest in all Agenda items.

Mr Roger Cornwell 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.

Mr Mike McNally advised that he was attending the meeting to hear the discussion on application DM/24/00149/FPA.

5. Matters arising:

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

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 proposal.

DM/23/02236/FPA | Sub-divide dwelling (C3) into 3no flats (Part Retrospective) | 1 Beech Crest Durham DH1 4QF. The Committee **approved** the response to this proposal.

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 **approved** the response to this proposal.

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

DM/24/01020/AD | Erection of a community notice board | Land West Of Park House Road Durham DH1 3QQ. The Committee **approved** the response to this proposal.

DM/24/01274/FPA | Garage conversion to habitable accommodation including replacement of garage door with window and masonry wall. | 38 Highgate Durham DH1 4GA. The Committee **approved** the response to this proposal.

(d) 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. The Committee noted the most recent amendments to this proposal and **agreed** to maintain its objection to the application. The Clerk **agreed** to draft the follow-up 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 external opening restrictor (description amended) | Saffron House Newcastle Road Crossgate Moor DH1 4HZ. The Committee noted that this application had now been approved by the Central and East Area County Planning Committee, in spite of the Parish Council's objection.

(e) 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. The Committee noted that this application had now been approved with the proposed shutters, in spite of objections from the Design and Conservation Officer, City of Durham Trust and Parish Council.

DM/24/00883/FPA | Demolition of existing disused school buildings | St Leonards Catholic School North End Durham DH1 4NG. The Committee **noted** that this application had now been approved, however agreed to seek clarity on the status of the tree identified as worthy of a TPO from the TCA application, which has now been approved for felling.

DM/24/00894/LB | Installation of 1x432mm diameter, non-illuminated blue plaque on the front elevation | 12 Church Street Durham DH1 3DQ. The Committee **noted** that this application had now been approved and thanked the Clerk for his work on this.

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

c) To note:

DM/24/01150/FPA | Retention of timber raised decking and stainless-steel balustrade | The Kiosk Freemans Reach Riverside Place Durham DH1 1SL. It was **agreed** to note this application.

DM/24/01199/AD | 1no non-illuminated totem sign | Durham County Council The Waterside Building Riverside Place Durham DH1 1SL. It was **agreed** to note this application.

DM/24/01395/LB | Replacement of 85no. internal fire doors. | Main College St Chads College 16 - 22 North Bailey Durham. It was **agreed** to note this application.

DM/24/01439/CEU | Certificate of existing lawful use for restaurant (class E) | 19A North Road Durham DH1 4SG. The Committee **agreed** to raise a query on the proposed extractor fan to the exterior of the building, in light of its substantial size. Councillor S Walker **agreed** to look into this matter on behalf of Committee.

DM/24/01474/FPA | Replace 1no. ground floor window to front | 43-44 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/24/01475/LB | Replace 1no. ground floor window to front | 43-44 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/24/01097/AD | 3no fascia signs and 1no projecting hanging sign. | 10 - 11 Silver Street Durham DH1 3RB. It was **agreed** to note this application.

d) To discuss:

DM/24/01365/FPA | Carport structure to existing off-street car parking area | 1 Princes Street Durham DH1 4RP. It was **agreed** to note this application.

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

The Committee noted that the following Supplementary Planning Document consultations had now gone live and agreed to engage positively on the consultation. As such, the Committee **agreed** to meet separately on 26th June in order to review these.

- 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:

28th June 2024

12th July 2024
26th 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
(28th June 2024)**