



City of Durham Parish Council

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Date of Summons: 8th July 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 12th July 2024** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/84417010868>

Meeting ID: 844 1701 0868

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 28th 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):**

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

- (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

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

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/24/01117/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

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

Appeal for DM/23/02118/FPA | Change of use from a C3 Dwellinghouse (Use Class C3) to a HMO (Use Class C4) with associated internal alterations. | 12 The Hallgarth Durham DH1 3BJ

DM/23/02672/FPA | Construction of access road to serve commercial area. | Land South Of South College The Drive Durham DH1 3LD

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/24/01114/FPA | External decoration works to front elevation including walls, woodwork, guttering, downpipes, sills and plinths. Renewal of high level gutter to northern end of front elevation. Erection of greenhouse and summerhouse to rear | 47 South Street Durham DH1 4QP

DM/24/01273/LB | Replacement of 2no. wall lamps to front entrance. | Haughton House St Johns College 1 - 7 South Bailey Durham

DM/24/01612/FPA | Proposed replacement of decayed windows | 14 Nevilledale Terrace Durham DH1 4QG

DM/24/01632/FPA | Demolition of existing garage and erection of single storey side extension | 5 Priors Close Crossgate Moor Durham DH1 4AN

DM/24/01712/PN56 | Replacement entrance doors to Bill Bryson Library. | Durham University University Library Stockton Road Durham DH1 3LY

DM/24/01715/FPA | Replacement telescope housing to Rochester Building roof | Durham University Ogden Centre Science Site South Road Durham DH1 3LE

DM/24/01623/LB | Repair and rebuild left front chimney and removal of all loose mortar and damaged bricks and repoint and repair to right chimney. | 56 South Street Durham DH1 4QP

DM/24/01719/FPA | Proposed replacement of existing footpath within Crook Hall Gardens including widening to 1.2m with new resin bound surface. | Historic Property And Gardens Crook Hall Sidegate Durham DH1 5SZ

DM/24/01693/FPA | Construction of front porch, single storey rear extension, installation of window to eastern gable end, and 1.8m high boundary fence to side. | 6 Fowler Wynd Durham DH1 3EZ

DM/24/01750/FPA | Replacement of decayed wood frame and surrounding sections of dormer window. | 5 Albert Street Durham DH1 4RL

b) To discuss:

DM/24/01698/LB | Investigation works comprising a range of 25mm cores and 50x50mm patches removed from concrete structure to test for: carbonation depth; chloride concentration; likelihood of active corrosion in reinforcement; material composition; moisture content; potential for future corrosion in reinforcement | Kingsgate Bridge New Elvet Durham DH1 1XF

DM/24/01720/AD | Display of vinyl graphics on red dibond panels installed externally to shop windows | 38 The Riverwalk Millburngate Durham DH1 4SL

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

Durham University	Two Marquees at Durham University Rushford Court Club Rushford Court North Road Durham DH1 4RY	Application for the Grant of a Club Premises Certificate - This application is for a time limited club premises certificate from 28 September 2024 to 14 December 2024 - Supply of alcohol (on and off the premises) Monday to Saturday 12.00pm to 11.00pm, Sunday 12.00pm to 10.30pm	24 July 2024
Northern Stores and Deli	Café at the Quarter 38 High Street Prince Bishops Shopping Centre Durham DH1 3UL	Application for the grant of a premises licence Sale of alcohol (on and off the premises) Monday to Sunday 10.00am to 11.00pm	30 July 2024

8. To consider the proposed draft Statement of Licensing Policy 2024-29

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

10. To agree the responses to the following Supplementary Planning Document (SPD) consultations:

- 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:

29th July 2024

9th August 2024

23rd August 2024

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 28th June 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), Mr Roger Cornwell, Mr John Lowe and Mr James Mathewson (members of the public).

1. Welcome and apologies

Apologies were received and accepted from Councillor R Hanson.

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 14th June 2024

The minutes of the meeting held on 14th June 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 James Mathewson took the opportunity to thank the Committee for its recent objection letter to the substantive application for the St. Leonard's school proposal and advised that he had engaged a barrister recently to make his case for him on this proposal.

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.

5. Matters arising:

(d) 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. The Committee **approved** the follow-up response to this application.

(e) 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. The Clerk highlighted that the extractor system is the main issue with this proposal and that approval was granted for a

different extractor system to that proposed currently in 2020. The Clerk advised that he had followed up in writing with case officer to see whether this fell under permitted development rights. The Clerk advised that he would keep the Committee updated on this proposal.

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. The Committee **noted** that this application had now been withdrawn by the applicant. It was **agreed** that the Committee should invite a representative of the Children's Services team to a future Committee meeting to find out more about how these applications are assessed.

DM/24/00990/TPO | Crown reduction and reshape of 1no Beech Tree by 20% (Amended Description) | 12 The Bowers Durham DH1 4EH. The Committee noted the recent amendments to this proposal and **agreed** to note them.

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** this application is due to be heard at the forthcoming County Planning Committee meeting on 3rd July 2024. The Committee expressed concerns at the student numbers purported by the applicants in relation to the question of "need" in terms of Policy 16.2 as well as the S106 contribution proposed for Open Space enhancement. Councillor J Ashby **agreed** to represent the Committee at this hearing and Committee Members **agreed** to meet early next week to agree a statement for this hearing.

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

c) To note:

DM/24/01413/FPA | Single storey extension to the rear | 10 Chipchase Grove Durham DH1 3FA. It was **agreed** to note this application.

DM/24/01469/FPA | First floor side extension on top of existing garage | 26 North Crescent Durham DH1 4NE. It was **agreed** to note this application.

d) 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. It was **agreed** to object to this application and also call this application in to the Central and East Area County Planning Committee. The Clerk **agreed** to draft the response to this application.

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

Minor Variation of a premises licence by Nando's Chickenland Limited for Nando's. Unit 5, Walkergate. Durham. DH1 1SQ. It was **agreed** to note this application.

Application to vary a premises licence by Zaap Durham Limited for ZAAP. Durham, 20-21 The Riverwalk. Durham. DH1 4SL. It was **agreed** to note this application.

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

Members **agreed** to support the renewal application for the Regulation 7 Direction for the Durham City Conservation Area. The Clerk advised that he had drafted a proposed response to this consultation and this was unanimously **approved** by Members.

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

The Clerk advised that he, Councillor John Ashby and the City of Durham Trust had recently met with Lee Hall on a proposed project to carry out surveys for each of the (approximately) 330 non-designated heritage assets within the Durham City Conservation Area (not including those already surveyed and added as part of the Local List project).

The Clerk advised that Lee Hall is looking for volunteers to carry out this survey work within the coming weeks and that each individual NDHA needed to be assessed accordingly.

The Clerk advised that this would be a very big job for volunteers and that he hoped that at least 30 volunteers could be identified to support this work. The Clerk expressed gratitude to colleagues at the City of Durham Trust for their readiness and support with this project.

The Clerk advised that this work is very important and formed part of the Conservation Area Management Plan. The Clerk highlighted that there may be some assets which may be removed or in fact upgraded to being Listed, depending on the survey work.

The Committee agreed to work positively with DCC on this project but felt that the timescale of the project and the grading criteria of each asset needed further explanation.

The Committee also agreed that this should not fall to the Parish Council to project manage and filter responses.

The Clerk agreed to seek further clarity on the scope of the project from Lee Hall and also ask if an extension to the deadline of the end of July might be possible for this work.

10. Update on the Supplementary Planning Document (SPD) consultation for the following SPDs

The Clerk took the opportunity to thank Members for their support in June and meeting to discuss these SPDs in more detail. The Committee **agreed** to draft responses to all of the SPDs listed below with the original lead Member taking responsibility for drafting the Parish Council's response to each SPD consultation.

- 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

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
(12th July 2024)**