



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: 14th October 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 18th October 2024** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/83911494565>

Meeting ID: 839 1149 4565

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 4th October 2024**
- 4. To receive any public participation comments on the following agenda items.**
- 5. Consultation on the Durham City Vision and Strategic Place Plan (SPP).**
- 6. Consultation on the draft Durham City Conservation Area Management Plan.**
- 7. Proposed letter to DCC regarding the introduction of geothermal energy capabilities at Aykley Heads Innovation District.**
- 8. Matters arising:**
 - (a) To approve the draft response(s) to the following planning and/ or licensing application(s)/ matter(s):**

Appeal for DM/24/00402/FPA | Change of use of ground floor office (E) to a 2-bedroom flat (C3) for student accommodation including replacement of 1no window for 1no door and window to rear.

DM/24/02174/FPA | Conversion and subdivision of dwellinghouse (Use Class C3) with erection of single storey rear extension to form 2 No. apartments (Use Class C3) (description amended).

Letter to Planning Development Manager re: planning portal issues.
 - (b) To consider the latest update(s) on the following planning and/ or licensing application(s):**

DM/23/01154/FPA and DM/23/01155/LB | Single storey rear extension (revised description).
- 9. To consider the following new planning applications in the parish area:**
 - a) To note:**

DM/24/02184/FPA | Erection of two-storey extension to the rear of the existing Miners Hall to accommodate toilets, vertical circulation space and associated alterations to the rear of the host building.

DM/24/02683/LB | Reconfiguration to the internal layout and minor external alterations to St. Chad's College.

DM/24/02712/FPA | Replace 1no window with 1no door to front.

DM/24/02677/TPO | T1. Beech - fell|2 Almoners Barn Durham DH1 3TZ

DM/24/02686/TPO | Pruning of sycamore maple tree by 5m|33 Dalton Crescent Nevilles Cross Durham DH1 4FB

b) To discuss:

DM/24/02655/FPA and DM/24/02656/LB | Change of use of a restaurant (Use Class E) to a small house in multiple occupation (Use Class C4) and associated internal alterations

DM/24/02710/FPA | Full planning application for the partial demolition, refurbishment and retention of the existing college buildings, and construction of a new two-storey teaching block and ancillary buildings (hay barn, sheep shed, grain store and bio-secure boot wash) with associated external works, substation, landscaping and access.

DM/24/02734/AD | Installation of 1no. illuminated fascia sign|Nando's Unit 5 Freemans Place Durham DH1 1SQ

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

1st November 2024

15th November 2024

29th November 2024

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 4th October 2024

Present: Cllr G Holland (in the Chair), Cllr V Ashfield, Cllr N Brown, Cllr C Lattin and Cllr S Walker.

Also present: Mr A Shanley (Parish Clerk) and Mr John Lowe (member of the public).

1. Welcome and apologies

Apologies were received and accepted from Councillors E Ashby and J Ashby. The Chair accepted that Councillor V Ashfield was attending as a substitute for Councillor J Ashby for the purposes of this meeting.

No other apologies were received.

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 20th September 2024

The minutes of the meeting held on 20th September 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 John Lowe advised that he was attending the meeting with a general interest in all Agenda items.

5. Follow-up letter to Member of Parliament regarding Fleecehold estates

Members unanimously **agreed** the draft letter circulated by the Clerk to the Member of Parliament calling for an end of fleecehold estates. Members also agreed to issue a press release to support this letter and take all steps to further lobby for a change in legislation on this issue.

6. Matters arising:

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

DM/24/01957/FPA and DM/24/01958/LB | Installation of new first floor window to front elevation, new timber sash windows and timber door to front elevation, creation of new bedroom with installation of stud partition and internal door to first floor, repair of render to front elevation. | 52 Claypath Durham DH1 1QS. Members unanimously **approved** the response to these applications.

DM/24/02365/FPA | Proposed internal and external alterations including converting storage room into additional bedroom | 1 Cross View Terrace Durham DH1 4JY. Members unanimously **approved** the response to this application.

Letter re: call-in request for DM/24/00938/FPA | Two storey side and rear extension | 7 Springwell Road Durham DH1 4LR. Members unanimously **approved** this letter on this application.

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

DM/24/00592/CEU | Application for a Lawful Development Certificate for existing use of property as seven-bedroom HMO (Sui Generis) prior to the Article 4 Direction coming into force | 6 Ravensworth Terrace Durham DH1 1QP. Members **noted** that this application had now been withdrawn. The Clerk advised the Committee that he had asked the County Council to launch enforcement action against the owner of the property.

DM/23/01077/FPA | Proposed development of 26 holiday lodges, security office and associated recreational hub with access, parking and landscaping. | Land To The North Of Industrial Estate Frankland Lane Durham DH1 5TA. Members **noted** that this application had now been withdrawn.

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

c) To note:

DM/24/02177/FPA | Re-design of garage and garden room approved under application DM/22/03818/FPA | Crook Hall Farmhouse Sidegate Durham DH1 5SZ. It was **agreed** to note this application.

DM/24/02275/FPA | Change of use of Suite 1 on the third floor from offices to use for provision of medical or health services (Use Class E(e)) | Third Floor 7 Old Elvet Durham DH1 3HL. It was **agreed** to note this application.

DM/24/02284/FPA | Change of use of Suite 2 on the third floor from offices to use for provision of medical or health services (Use Class Class E(e)) | Third Floor 7 Old Elvet Durham DH1 3HL. It was **agreed** to note this application.

DM/24/02313/LB | Re-open rear basement window to garden and re-roofing of rear extension | 27 Old Elvet Durham DH1 3HN. It was **agreed** to note this application.

DM/24/02413/FPA | Removal of existing conservatory and canopy to the rear of the property with installation of new balustrade, replacement of window and door to front and application of infill composite cladding, installation of 2no. new windows to the side and associated external works. | 44 Orchard Drive Durham DH1 1LA. It was **agreed** to note this application.

DM/24/02552/LB | Internal alterations to first floor | 22 - 23 Market Place Durham DH1 3NJ. It was **agreed** to note this application.

DM/24/02540/FPA | Replacement of existing windows to blocks B, C, and D | Durham University Trevelyan College Elvet Hill Road Durham DH1 3LN. It was **agreed** to note this application.

DM/24/02310/LB | Retention of the removal of decayed timber lintels above window and installation of new Naylor R6 concrete lintels and application of lime-

based render in affected areas and repaint | Flat 1 29B Church Street Durham DH1 3DG. It was **agreed** to note this application.

DM/24/02563/FPA | Reinstatement of boundary wall with Durham University to south side of A690 Leazes Road, near Gilesgate roundabout, in Durham City Centre. | Land To The North East Of Durham University School Of Education Pelaw Leazes Lane Durham DH1 1TA. It was **agreed** to note this application.

DM/24/02531/FPA and DM/24/02532/LB | Installation of a new mechanical ventilation system in ceiling and roof void including 2no. cowls in roof. | Finbarrs Aykley Heads House Aykley Heads Durham DH1 5TS. It was **agreed** to note these applications.

DM/24/02605/VOC | Variation of condition 2 (approved plans) pursuant to planning permission DM/22/03505/FPA to allow changes to the design/materials of the building and landscaping changes. | DLI Museum Durham DH1 5TU. It was **agreed** to note this application.

d) To discuss:

DM/24/02518/FPA | Change of use of the upper floors (class E) to a 6-bed HMO (use class C4) | 27 - 28 Silver Street Durham DH1 3RD. It was **agreed** to note this application.

DM/24/02095/FPA | Single storey extension to be used as domestic swimming pool, gym, changing room, plant room to the north and eastern elevation with associated internal and external alterations. Demolition of existing single storey garage structure and construction of new 5 bay garage. | Hillcrest Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/24/02571/TPO | Pruning works to 5no. trees within Durham City Conservation Area and/or subject to Tree Preservation Order to facilitate construction activities This application gives notice that the applicant intends to prune trees nos. 32, 36, 37, Tree 1 and Tree 2. For the avoidance of doubt, nos. 32, 36 and 37 require pruning to facilitate a temporary site access and Tree 1 and Tree 2 require pruning to facilitate the siting of the welfare cabin on the existing MUGA. | St Leonards Catholic School North End Durham DH1 4NG. It was **agreed** to note this application.

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

- **Application for a minor variation of a premises licence by Fowlers Durham Limited for Fowlers. Back Silver Street. Durham. DH1 3RA.** It was **agreed** to note this application.
- **Application for the grant of a premises licence by Durham University for Durham University Business School. The Waterside Building, Riverside Place. Durham. DH1 1SL.** It was **agreed** to note this application.

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

18th October 2024
1st November 2024
15th November 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
(18th October 2024)**