



City of Durham Parish Council

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Date of Summons: 3rd February 2025

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 7th February 2025** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/88499411920>

Meeting ID: 884 9941 1920

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 10th January 2025**
- 4. To receive any public participation comments on the following agenda items.**
- 5. Update on the production of a Conservation Area Management Plan for Durham City – report included.**
- 6. Update on proposal to produce an evidence base in favour of a further Article 4 Direction on front gardens/ parking**
- 7. Matters arising:**

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

DM/24/03226/CEU | Certificate of Lawful Use falling within Class C4 - Small House in Multiple Occupation (HMO) | 11 Mayorswell Street Durham DH1 1LQ

DM/24/03252/FPA | Erection of 1 no. self-build dwelling | Land to The Rear Of 164A Gilesgate Durham DH1 1QH

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

a) To note:

DM/25/00089/LB | Reinstatement of 6no. cupboards and doors as well as a partition wall. | 7 Owengate Durham DH1 3HB.

DM/25/00090/FPA | Single storey rear extension to adjoin existing sunroom, alterations to existing sunroom and fenestration (resubmission of DM/20/03413/FPA) | Oatlands Farnley Mount Durham DH1 4DZ.

DM/25/00119/AD | Temporary display of iconic images of Durham on this premises ahead of the commencement of works, pursuant to application DM/22/03232/FPA | First To Third Floors 4 - 6 Silver Street Durham DH1 3RB.

DM/25/00031/FPA | Construction of entrance porch in filling the gap between the existing garage and main property | St Martins Whitesmocks Durham DH1 4LQ.

DM/25/00165/FPA | Single-storey side extension to provide a ground-floor W/C | 14 North Crescent Durham DH1 4NE.

b) To discuss:

N/A

- 8. To consider the following licensing applications in our parish area:**

Happy Noodles Limited	Kung Foo Noodles 3 Neville Street Durham DH1 4EY	Application for the grant of a premises licence Late night refreshment indoors Monday to Sunday 11.00pm to 12.00 midnight Sale of alcohol (on the premises) Monday to Sunday 10.00am to 12.00 midnight	28 February 2025
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9. Dates of future meeting(s) of this Committee:

21st February 2025
7th March 2025
21st March 2025

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 24th January 2025

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

Also present: Mr A Shanley (Parish Clerk), Dr Francis Whalley, Mr Roger Cornwell and Mr John Lowe.

1. Welcome and apologies

None 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 10th January 2025

The minutes of the meeting held on 10th January 2025 were unanimously **agreed** as a true and accurate record of proceedings.

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

Dr Francis Whalley 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.

5. Matters arising:

(a) To consider the outcome of the following planning and/ or licensing application(s):

DM/24/03176/CEU | Certificate of Lawfulness for the existing and continued use of Grosvenor House, Farnley Mount, Durham DH1 4DZ as a Class C4 House in Multiple Occupation (HMO)|Grosvenor House Farnley Mount Durham DH1 4DZ. The Committee **noted** that this application had now been approved, albeit the Parish Council was pursuing the issue of the licensing arrangements for this site as well as the Council tax revenue matter raised during the consultation with DCC officers.

DM/24/00766/FPA| 3no 1.5 storey 2-bedroom dwellings with associated parking/turning area | Land East Of 7 Church Street Villas Durham DH1 3DW. The Committee **noted** that this application had now been refused.

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

a) To note:

DM/24/03440/LB | Replacement of 2no. double hung casement dormers to the second-floor level of the rear elevation with 2no. new bespoke heritage double hung casement dormer glazed timber windows | Linton House St Johns College 1 - 7 South Bailey Durham. It was **agreed** to note this application.

DM/24/03474/FPA | Double dormer window to rear | 14 Providence Row Durham DH1 1RS. It was **agreed** to note this application.

DM/24/03475/FPA | Double dormer window to rear | 15 Providence Row Durham DH1 1RS. It was **agreed** to note this application.

DM/24/03485/FPA | Erection of an outbuilding shed and climbing wall located behind double garage (retrospective) | Hillcrest Springfield Park Durham DH1 4LS. It was **agreed** to note this application.

DM/24/03458/FPA | Demolition of the existing detached garage and conservatory and the construction of a single-storey extension on the southern elevation and a two-storey extension on the northern elevation of the existing dwelling | 1 Almoners Barn Durham DH1 3TZ. It was **agreed** to note this application.

b) To discuss:

DM/24/03226/CEU | Certificate of Lawful Use falling within Class C4 - Small House in Multiple Occupation (HMO) | 11 Mayorswell Street Durham DH1 1LQ. It was **agreed** to object to this application and call this application in to the relevant Planning Committee at DCC should the officers be minded to approve the proposal. The Clerk and Councillor J Ashby **agreed** to draft the response to this application.

DM/24/03252/FPA | Erection of 1 no. self-build dwelling | Land to The Rear Of 164A Gilesgate Durham DH1 1QH. It was **agreed** to object to this application and call this application in to the relevant Planning Committee at DCC should the officers be minded to approve the proposal. The Clerk and Councillor C Lattin **agreed** to draft the response to this application.

7. Update on the proposal to seek support from the County Durham Association of Local Councils (CDALC) to lobby Government on making health impacts one of the main licensing objectives under the Licensing Act.

Councillor E Ashby presented a report to Members following the approval by Full Council to pursue this matter. Councillor E Ashby advised that the initial intention of this report was to seek CDALC's support, then build momentum to involve higher-level groups like the Local Government Association. Councillor E Ashby advised that the overall intention of this proposal was to create a strong evidence base from local councils on the community impacts of alcohol licensing before engaging MPs and other national stakeholders.

The Clerk noted that while public health is a statutory consultee on licensing, their scope in this area, as a result of the Licensing Act 2003, is limited.

The Committee agreed that this would be excellent timing to present a re-drafted report of the one presented to Full Council in January to CDALC's next Council's Forum meeting as the City of Durham Parish Council is set to host the meeting in February.

The Clerk **agreed** to re-draft the report to Full Council and, once approved by Committee Members, to request that this be included in the next CDALC Agenda.

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

- **Application for the grant of a premises licence by Sibu Kia Ltd for Chili Padi. Aykley Heads House, Aykley Heads. Durham. DH1 5TS.** It was **agreed** to note this application on the basis that the mistyped operational timings were corrected.

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

7th February 2025
21st February 2025
7th March 2025

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
(7th February 2025)

ITEM 5: UPDATE ON THE PRODUCTION OF A CONSERVATION AREA MANAGEMENT PLAN FOR DURHAM CITY

- Phase 1 of the CAMP public consultation took place for 8 weeks between 30th September 2024 and 25th November 2024. A public meeting was held on Tuesday 22nd October 2024 from 3 to 7pm at Elvet Methodist Church, with an online event held on the 28th November 2024. The overall turnout was 38 people in attendance. 16 direct email responses were received, and 40 respondents completed the on-line survey form.
 - In consideration of the feedback, a number of changes to the Strategic Context and Management Strategy documents have been made. This included some areas of repetition deleted, text corrections, some of the text and the number of key themes reduced.
 - The setting section has been revised to have less focus on Durham WHS and more emphasis on the setting of the conservation areas as a collective.
 - The management strategy document has been colour coded to make it clearer and easier to navigate, some action points have been amended and combined to improve focus, and an outcome box added at the end of each theme to summarise how the actions can help achieve conservation and wider regeneration aims.
 - The following amendments have been made to the proposed conservation area boundaries.
- 1. Gilesgate Conservation Area** - removal of the contemporary student accommodation at New Kepier Court and Kepier Terrace owing to its neutral contribution and modern residential context.
 - 2. Crossgate Conservation Area** - re-inclusion of part of the area correlating to the c.1919 and c.1950 Ordnance Survey maps to capture part of Farnley Hey Road (Farnley Hey, Lyndhurst, Hillcrest) part of Farnley Mount and more of Percy Terrace (The Hermitage, Percy House, and Sunny Brae). This also takes in the splendid view of Durham Cathedral.
 - 3. Elvet Conservation Area and Peninsual and Riverbanks Conservation Area-** removal of Palmers Close from Elvet and inclusion within the peninsula as historic green open space that is legible as part of the riverbanks. It includes a historic route to the riverside and provides a significant cathedral view. Minor revision to rationalise the boundary to the riverbank's waterfall feature.
 - 4. Hill Colleges Conservation Area and Elvet Conservation Area –** Removal of Grey College which is already protected by inclusion on the local list for Durham City, significance relates more to social/educational historic matters and exploitation of topography, and not lying in the experience of character and appearance of the site. Cathedral views are protected by virtue of Durham WHS setting. Minor revision omitting No's 23-26

Quarryheads Lane and inclusion in Elvet CA as they relate to the residential street frontage.

***Note** we are planning to consult stakeholders and partners on the amended boundaries prior to Phase 2 public consultation, following which final decisions on boundary's will be made.

Non-designated heritage assets (NHDA)

- The NDHAs within the individual conservation area boundaries have been surveyed by a group of volunteers arranged by the Parish Council. A survey form was completed, and photographs taken of each asset. The assessment followed the methodology set out in the emerging NDHA Supplementary Planning Document.
- DCC Desing and Conservation Team are reviewing scoring and mapping assets as part of the appraisal process. For information, those scoring 6 and above qualify as a NDHA, those below are considered for their positive townscape contribution to be mapped separately.

CA Character Appraisals

- Drafts have been produced for all 7 individual CA character appraisals. The documents are currently being refined and edited, with maps and graphics amended where boundary changes are required following Phase 1 consultation.
- The format, layout, and elements of content have been revised following detailed feedback from Historic England.

Next key Steps

Completion of NDHA survey review and mapping:

- Completion to final full drafts of the 7-conservation area character appraisal documents.
- Preparation for Phase 2 full public consultation, this is currently in the programme for June of this year but potentially subject to change.