



City of Durham Parish Council

The City of Durham Parish Council. Office 3, Clayport Library. 8 Millennium Place. Durham. DH1 1WA.

Telephone: 07510 074875 Email: parishclerk@cityofdurham-pc.gov.uk

Date of Summons: 3rd March 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 10:00am on Friday 7th March 2025** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/81578677032>

Meeting ID: 815 7867 7032

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 21st February 2025**
- 4. To receive any public participation comments on the following agenda items.**
- 5. Update on proposal to produce an evidence base in favour of a further Article 4 Direction on front gardens/ parking**
- 6. Matters arising:**

(a) Update on 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

(b) To consider the outcome of the following planning applications in the parish area:

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 | East Durham and Houghall Community College Houghall Durham DH1 3SG

DM/24/00149/FPA | Construction of purpose-built student accommodation (Sui Generis) with associated car and cycle parking, pedestrian infrastructure and landscaping (amended plans received 04.12.2024) | Land To The North West Of Melbury Court Old Dryburn Way Durham DH1 5SE

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

a) To note:

DM/25/00397/LB | Installation of a leak detection device in the plant room and the resealing of the plant room floor | University College Durham Castle Palace Green Durham DH1 3RW

DM/25/00473/FPA | Demolition of conservatory and erection of rear flat roof extension | 19 Allergate Durham DH1 4ET

DM/25/00209/FPA | Ground floor extension to front elevation to extend hallway, bedroom and adding additional wet room. | 1 Aykley Green Durham DH1 4LN

DM/25/00406/FPA | Single storey extensions, new windows, air source heat pump, rendering to all elevations and solar panels | 6 Blaidwood Drive Durham DH1 3TD

DM/25/00367/FPA |Erection of a detached one and a half storey garage, gym and games room to the southern boundary of the site, covered outdoor seating area to western elevation and 2no. dormer windows to northern elevation |1 Almoners Barn Durham DH1 3TZ

DM/25/00427/FPA |Proposed rear and side extension to provide increased kitchen and additional bedroom with ensuite|8 Whitesmocks Avenue Durham DH1 4HP

DM/25/00542/FPA and DM/25/00543/LB |Insertion of new boilers on second floor of courthouse with new pipework, louvres to external windows and flue to rear of property |Durham Crown Court Old Elvet Durham DH1 3HW

DM/25/00502/FPA | Single storey side and rear extension to adjoin converted garage to dwelling| 24 North End Durham DH1 4NJ

b) To discuss:

DM/24/03459/CEU |Application for a Lawful Development Certificate for use of the dwelling as a 7 bed HMO (Sui Generis)| 11 Leazes Place Durham DH1 1RE

DM/24/00767/CEU |Application for a Lawful Development Certificate for existing and continued use of dwelling (C3) to HMO (C4)| 5 Beech Crest Durham DH1 4QF

DM/25/00509/FPA and DM/25/00489/LB |Change of use from C3 and partial change of use from Class E to form a C4 HMO through the incorporation of a third floor room previously used as commercial space.|First To Third Floors 70 Saddler Street Durham DH1 3NP

8. Update on progressing the proposal to include health implications as the fifth licensing objective.

9. Update on proposed drug dog search of licensed premises.

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

21st March 2025

4th April 2025

18th April 2025

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Friday 21st February 2025.

Present: Cllr G Holland (in the Chair), Cllr J Ashby, Cllr E Ashby, 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 Councillor N Brown. No other apologies were received.

2. To receive any declarations of interest from members.

None received although the Clerk highlighted that he was acting as the agent for application DM/24/03218/AD.

3. To receive and approve as a correct record the minutes of the meeting held on 7th February 2025

The minutes of the meeting held on 7th February 2025 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. Update on proposal to produce an evidence base in favour of a further Article 4 Direction on front gardens/ parking

The Clerk advised that he would be circulating a draft copy of a letter and website advert in due course seeking both resident and local stakeholder feedback on the proposed new Article 4 Direction evidence base the Parish Council has agreed to produce in conjunction with Jo-Anne Garrick.

6. Report on recent meeting with DCC Traffic Officers re: road user charge zone

The Clerk thanked those Members involved in the recent meeting with DCC Traffic Officers regarding the road user charge zone.

The Clerk highlighted that the Parish Council had originally wanted a £5 per access charge, but DCC officers felt that this would be too punitive as a first-step in introducing additional restrictions.

The Committee agreed to accept the £5 per day charge on the basis that this could be reviewed in 6 months whilst also securing the other benefits of this scheme.

The Clerk highlighted that the "whitelist" of exempt vehicles is restricted to certain partners within the peninsula area and this is based on the total number of on-street car parking spaces at each location.

Councillor S Walker particularly welcomed the new scheme in relation to Old Elvet Bridge and remarked that this could resolve the ongoing and persistent parking issues along this bridge at night time.

The main concern raised was around Uber/private hire vehicles being fully exempt from the charge however DCC officers maintained that this was for safety reasons as further restrictions on private hire vehicles can have a knock-on impact in terms of safety and anti-social behaviour in city centres.

Overall, the Committee **agreed** to support the County Council's position on this new road user charge.

7. Matters arising:

(c) Update on 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. The Committee considers the latest correspondence on the portal from the applicant and **agreed** to follow-up with local neighbouring residents on its content. The Committee thanked Councillor J Ashby for drafting this letter and agreed to maintain its objection to this proposal.

DM/24/00149/FPA | Construction of purpose built student accommodation (Sui Generis) with associated car and cycle parking, pedestrian infrastructure and landscaping (amended plans received 04.12.2024) | Land To The North West Of Melbury Court Old Dryburn Way Durham DH1 5SE. The Committee **noted** with some concern the letter of support from Durham University on this proposal and agreed to find out more about this support via the University's Estates team. The Committee **agreed** to maintain its objection to the proposal.

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

c) To note:

DM/24/03218/AD | Installation of 7no A1 information boards (H1784 x L644 x W891mm) | St Nicholas Graveyard Providence Row Durham DH1 1RS. It was **agreed** to note this application.

DM/25/00176/FPA | Retention of roof alterations to the existing double garage to accommodate a playroom within the roof space, accessed via an internal staircase. | 18 North End Durham DH1 4NJ. It was **agreed** to note this application.

DM/25/00252/FPA | Demolish rear conservatory and construct sun room Replace front elevation windows and entrance doorway | 2 Farnley Ridge Durham DH1 4HB. It was **agreed** to note this application.

DM/25/00344/FPA | Garden room to rear | 8 Chipchase Grove Durham DH1 3FA. It was **agreed** to note this application.

d) To discuss:

DM/25/00190/FPA | Single storey rear extension | Crossways Whinney Hill Durham DH1 3BD. It was **agreed** to note this application.

DM/25/00269/FPA | Change of use of commercial first floor and attic roof space (Class E) to create a 5-bed HMO (Class C4) including insertion of rooflights to front and rear | 22 Silver Street Durham DH1 3RD. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/24/02110/FPA | Replacement of existing sash windows with UPVC sash windows | 22/23/24 Hawthorn Terrace Durham DH1 4EL. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/25/00243/FPA | Replacement churchyard gates and formation of dropped kerb vehicle access | St Nicholas Graveyard Providence Row Durham DH1 1RS. It was **agreed** to note this application.

DM/25/00271/VOC | Variation of condition 4 (delivery hours) pursuant to planning permission DM/21/01752/FPA | 37 North Road Durham DH1 4SE. It was **agreed** to object to this application and call this application in to Committee. The Clerk **agreed** to draft the response to this application.

DM/25/00342/VOC | Variation of condition 2 (Approved Plans) to add an integral garage, reduce to a single storey and enlarge kitchen pursuant of planning permission DM/23/03743/FPA | Goldrill Farnley Hey Road Durham DH1 4EA. It was **agreed** to note this application.

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

Application for the grant of a premises licence from Durham University for St Mary's College. Elvet Hill Road. Durham. DH1 3LR. It was **agreed** to note this application.

Application for the grant of a premises licence from Durham University for The Mount Oswald Hub Mount Oswald The Approach. Durham. DH1 3FP. It was **agreed** to note this application.

9. Report following the CDALC Larger Council's Forum meeting of 20th February on proposal to include health implications as the fifth licensing objective.

Councillor S Walker advised that both CDALC's Larger Council and Smaller Council Forum had now agreed to support the City of Durham Parish Council's motion to support the LGA's call to make public health the fifth licensing objection as part of the Licensing Act 2003. Councillor S Walker advised that this would now be reported at CDALC's next Executive Committee who will agree the next steps in the process in lobbying Government on this issue.

The Committee thanked both Councillors S Walker and E Ashby for their work on this important issue.

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

7th March 2025

21st March 2025

4th April 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 March 2025)**