



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: 17th 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 21st March 2025** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/82602794751>

Meeting ID: 826 0279 4751

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 7th March 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) To consider the outcome of the following planning applications in the parish area:**

DM/24/02744/FPA| Change of use from open space to parking area (Retrospective)| Land To The East Of 36 Hallgarth Street Durham DH1 3AT

DM/24/01551/FPA| Conversion of lower ground floor and part of the ground floor from retail (E) to form 1no small HMO (C4)| 37 - 38 Silver Street Durham DH1 3RD
- 7. To consider the following new planning applications in the parish area:**
 - a) To note:**

DM/24/03372/FPA| Front porch, first floor side and two-storey rear extensions with internal alterations| 22 Orchard Drive Durham DH1 1LA

DM/25/00576/FPA| Replacement of existing timber sliding sash windows to front and UPVC to Rear| 20A Gilesgate Durham DH1 1QW

DM/25/00613/FPA| Single storey utility side extension, raised terrace to rear, wall cladding to front and side elevation. | 38 Archery Rise Durham DH1 4LA

DM/25/00627/TPO| T1 Lime - Crown lift to 4m (removing epicormic growth from the main stem), crown clean/deadwood and crown reduce/reshape by 4m| 1 Bishops Gate Durham DH1 4JU

DM/25/00650/FPA| Proposed replacement of decayed entrance door and casement window| 14 Nevilledale Terrace Durham DH1 4QG

DM/25/00654/FPA| Conversion of existing integral garage into a home gym including internal modifications to the existing property; Erection of single-storey double garage to the front of property; Erection of single storey lean-to service shed to the side.| Endor Darlington Road Durham DH1 4PH
 - b) To discuss:**

DM/24/03297/FPA| Demolition of existing buildings and construction of 9 houses in multiple occupation (HMOs) (Use Class C4) in two blocks| Rowanwood Clay Lane Durham DH1 4QL

DM/25/00584/FPA and DM/25/00585/LB Proposed change of use of the upper floors, including internal alterations and new window opening at second floor in the rear south elevation, at 22-23 Market Place Durham DH1 3NJ to create a 6-bed HMO (use class C4). |22 - 23 Market Place Durham DH1 3NJ

8. To consider the following new licensing application(s) within the parish area:

Newgate Pubs and Bars Company Limited	Mayfair Pub and Kitchen Unit 22 - 24 The Riverwalk Milburngate Durham DH1 4SL	Application for the Grant of a premises licence Plays (indoors) Monday to Sunday 11.00pm to 2.30am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal hour of the day preceding the Bank Holiday Films (indoors) Monday to Sunday 11.00pm to 2.30am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal hour of the day preceding the Bank Holiday Indoor sporting event Monday to Sunday 11.00pm to 2.30am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal hour of the day preceding the Bank Holiday Boxing or Wrestling (indoors) Monday to Sunday 11.00pm to 2.30am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal hour of the day preceding the Bank Holiday Live music (indoors) Monday to Sunday 11.00pm to 2.30am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal	11 April 2025
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		hour of the day preceding the Bank Holiday Recorded music (indoors) Monday to Sunday 11.00pm to 2.30am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal hour of the day preceding the Bank Holiday Performances of dance (indoors) Monday to Sunday 11.00pm to 2.30am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal hour of the day preceding the Bank Holiday Anything of a similar description to live music, recorded music or dancing (indoors) Monday to Sunday 11.00pm to 2.30am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal hour of the day preceding the Bank Holiday Late night refreshment (indoors) Monday to Sunday 11.00pm to 2.30am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal hour of the day preceding the Bank Holiday Sale of alcohol (on and off sales) Monday to Sunday 10.00am to 2.00am, Good Friday plus 1 hour. All other Bank Holidays an additional hour to be added to the terminal hour of the day preceding the Bank Holiday	
The Curious Mr Fox Durham Limited	The Curious Mr Fox 35a - c The Riverwalk	Minor variation application To remove two conditions from the operating schedule of the current premises	28 March 2025

	Milburngate Durham DH1 4SL	licence relating to door supervisors and a noise limiting device	
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9. Update on progressing the proposal to include health implications as the fifth licensing objective.

10. Report following drug dog search of licensed premises in Durham City.

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

Friday 4th April 2025

Tuesday 22nd April 2025

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Friday 7th March 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), County Councillor Liz Brown and Mr John Lowe, Mr Roger Cornwell, Mr Andrew Moore and Mr Allan Gemmill (members of the public).

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 21st February 2025

The minutes of the meeting held on 21st 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.

Mr Roger Cornwell advised that he was attending the meeting with a general interest in all Agenda items.

Mr Andrew Moore advised that he was attending the meeting to express his serious concerns over the proposal at Rowanwood in the parish (application reference: DM/24/03297/FPA) and advised that he would be strongly objecting to this proposal on a multitude of grounds. Councillor S Walker advised that she also had several concerns about this development and had already received several comments from members of the public concerned about this development. The Clerk advised that he would look into this application along with Councillors Walker and J Ashby and respond in due course to Mr Moore in writing.

Mr Allan Gemmill 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 took the opportunity to thank everyone who had responded to the call for evidence on this initiative over the last few days and weeks. The Clerk advised that the results of this clearly show that this represents a significant issue in the

North End part of the parish area in particular and much of this is located outside of the Conservation Area.

Following agreement from Members, the Clerk confirmed that he would be setting Jo-Anne Garrick to task on producing this evidence base for a report to DCC in the coming weeks. The Clerk advised that Members would have the opportunity to comment on this draft report ahead of its delivery to DCC colleagues.

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. Members **noted** that the previous owner of this property had submitted a letter confirming that the property was not in use as an HMO prior to the Article 4 Direction being introduced and during his ownership of the property. Members **agreed** to maintain the objection to this application.

(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. The Committee **noted** that this application had now been approved, subject to a referral to the Secretary of State. The Committee thanked Councillor J Ashby for representing the Parish Council at this hearing.

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** that this application had now been approved. The Committee thanked Councillor G Holland for representing the Parish Council at this hearing.

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. It was **agreed** to note this application.

DM/25/00473/FPA | Demolition of conservatory and erection of rear flat roof extension | 19 Allergate Durham DH1 4ET. It was **agreed** to note this application.

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. It was **agreed** to note this application.

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. It was **agreed** to note this application.

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. It was **agreed** to note this application.

DM/25/00427/FPA |Proposed rear and side extension to provide increased kitchen and additional bedroom with ensuite|8 Whitesmocks Avenue Durham DH1 4HP. It was **agreed** to note this application.

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. It was **agreed** to note these applications.

DM/25/00502/FPA | Single storey side and rear extension to adjoin converted garage to dwelling| 24 North End Durham DH1 4NJ. It was **agreed** to note this application.

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. It was **agreed** to note this application.

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. It was **agreed** to note this application.

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. It was **agreed** to note these applications.

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

The Clerk advised that he was awaiting confirming from CDALC on when this proposal would be going to its Executive Committee as agreed and advised that he would report back to Committee on this as soon as he heard anything further.

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

The Clerk reminded Members that a drug dog search of licensed premises would be taking place this evening from 6:30pm starting in the Market Place. The Committee took the opportunity to thank the Police for their support in operating this event alongside the dog handling company the Parish Council had contracted.

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

21st March 2025

4th April 2025

18th 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
(21th March 2025)**