



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: 15th April 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 Tuesday 22nd April 2025** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/89893234757>

Meeting ID: 898 9323 4757

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 April 2025**
- 4. To receive any public participation comments on the following agenda items.**
- 5. Matters arising:**

(a) To approve the response(s) to the following planning / licensing application(s)/ appeal(s):

DM/25/00778/LB | Replacement fascia sign over passageway (retrospective) | Big Jug 83 Claypath Durham DH1 1RG

DM/25/00809/FPA | Conversion of integral garage, insertion of window and extend drive | 6 Lowes Wynd Durham DH1 4NT

DM/25/00762/FPA | Hybrid application comprising full planning permission for the construction of 140 dwellings, primary site access and associated SuDS and landscaping; and outline planning permission with all matters reserved for the construction of up to 260 dwellings, secondary access, local centre incorporating retail (up to 4,000 sqft) (Use Class E) and mini-mobility hub, and associated SuDS and landscaping. | Land at Red Barns Brandon Durham DH7 8DA.

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

DM/25/00243/FPA | Replacement churchyard gates and formation of dropped kerb vehicle access | St Nicholas Graveyard Providence Row Durham DH1 1RS

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

a) To note:

DM/25/00844/FPA and DM/25/00845/LB | Installation of guarding to the top of the Motte, installation of a handrail to both sides of the existing steps to the Motte, installation of escape signage, installation of emergency escape lighting, installation of gates | Keep University College Durham Castle Palace Green Durham

DM/25/00854/FPA | Demolition of existing balcony to rear elevation and construction of new balcony | 21 Crossgate Durham DH1 4PS

DM/25/00795/TPO | Prune back branches by 1.5m from garage roof only of holly (T13) and crown lift to 4m of copper (T23) plus felling and removal of conifer (T61) - amended description | 4 Almoners Barn Durham DH1 3TZ

DM/25/00898/FPA | Single storey side and rear extension | 5 Fieldhouse Lane Durham DH1 4LT

DM/25/00896/FPA | Convert garage into a study, wc and utility | 18 Surtees Drive Crossgate Moor Durham DH1 4AR

DM/25/00902/FPA | External alterations to create two shopfronts and remove existing lobby extension and replacement ground floor window and 2no. entrance doors | Durham C I U Headquarters Ltd Club Union House Flass Street Durham DH1 4EF

DM/25/00942/LB | The removal of a failed lath and plaster ceiling in room 108, excluding cornice, where asbestos has been disturbed to the lath side of the plaster. The replacement of the removed ceiling with plasterboard and skim | Elvet Hill House Elvet Hill Road Durham DH1 3TH

DM/25/00945/AD | 1 No. set individual built up letters, non-illuminated, fixed to stone wall outside restaurant entrance at a low level | Aykley Heads House Aykley Heads Durham DH1 5TS

b) To discuss:

DM/25/00875/VOC | Removal of condition 4 of planning approval DM/20/01532/FPA to remove the holiday let restriction | Boutique Bed And Breakfast Woodland Barn Darlington Road Durham DH1 3ST

DM/25/00901/PN56 | Prior Notification under Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of existing offices (Use Class E) into two residential units comprising a 2-bed flat accessed from Waddington Street and a 1-bed flat accessed from Flass Street | Durham C I U Headquarters Ltd Club Union House Flass Street Durham DH1 4EF

7. To consider the following ongoing licensing application matters within the parish area:

- Application for the Grant of a premises licence by Newgate Pubs and Bars Company Limited for Mayfair Pub and Kitchen. Unit 22 – 24 The Riverwalk. Milburngate. Durham. DH1 4SL.

8. To consider the licensing implications from the Government's recently published Devolution White Paper

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

Provisionally Friday 9th May 2025 at 10:00am

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Friday 4th April 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), Mr John Lowe, Mr Roger Cornwell, Dr Francis Whalley and Mr Peter Smith (members of the public).

1. Welcome and apologies

Apologies were received from Councillor N Brown.

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 March 2025

The minutes of the meeting held on 21st March 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.

Dr Francis Whalley advised that he was attending the meeting with a general interest in all Agenda items.

Mr Peter Smith advised that he was attending the meeting as the applicant for DM/25/00643/FPA and also advised that he would be happy to answer any queries Members may have on this proposal.

5. Matters arising:

(a) To approve the response(s) to the following planning / licensing application(s)/ appeal(s):

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. Members **approved** the draft response to this application.

Application for the Grant of a premises licence by Newgate Pubs and Bars Company Limited for **Mayfair Pub and Kitchen**. Unit 22 - 24. The Riverwalk. Milburngate. Durham. DH1 4SL. Members **approved** the draft response to this application.

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

Appeal for 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. Members **noted** that this appeal had now been dismissed by the Inspectorate.

DM/25/00271/VOC | Variation of condition 4 (delivery hours) pursuant to planning permission DM/21/01752/FPA | 37 North Road Durham DH1 4SE. Members **noted** that this application had now been refused under delegated powers by DCC.

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

a) To note:

DM/25/00671/AD | Display of several banner style advertisements to street light column Nos. 670, 671, 672, 673, 674, 675, 676, 677, 678, 514, 679, 515. North Road Durham | North Road Durham. It was **agreed** to note this application.

DM/25/00788/FPA | Single storey rear extension | 5 Homer Terrace Nevilles Cross Bank Durham DH1 4JT. It was **agreed** to note this application.

DM/25/00394/FPA | Loft extension with pitched roof and rooflights, replacement of existing conservatory with lean-to roof extension of the same footprint and removal of upper conservatory area to add timber pergola for existing patio/balcony area | 44 Orchard Drive Durham DH1 1LA. It was **agreed** to note this application.

DM/25/00643/FPA | Two storey side, rear and front extensions and demolition of garage. Alterations to garden | 7 Diamond Terrace Durham DH1 5SX. It was **agreed** to note this application.

DM/25/00824/FPA | Replace timber boundary fence with a brick boundary wall | 1 Beechways Durham DH1 4LG. It was **agreed** to note this application.

b) To discuss:

DM/25/00778/LB | Replacement fascia sign over passageway (retrospective) | Big Jug 83 Claypath Durham DH1 1RG. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/25/00809/FPA | Conversion of integral garage, insertion of window and extend drive | 6 Lowes Wynd Durham DH1 4NT. Whilst Members were minded to note this application, it was **agreed** that a request should be made to ensure that the new parking area proposed be a permeable grassed/ green parking space. The Clerk **agreed** to draft the response to this application.

DM/25/00762/FPA | Hybrid application comprising full planning permission for the construction of 140 dwellings, primary site access and associated SuDS and landscaping; and outline planning permission with all matters reserved for the construction of up to 260 dwellings, secondary access, local centre incorporating retail (up to 4,000 sqft) (Use Class E) and mini-mobility hub, and associated SuDS and landscaping. | Land at Red Barns Brandon Durham DH7 8DA. It was **agreed** to object to this application. Albeit this

application is located outside of the City of Durham civil parish, it was felt that its impact on the parish would be detrimental in terms of its traffic impact. Councillor S Walker **agreed** to draft the response to this application.

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

- Minor variation of a premises licence by Collected Books Limited for Collected Books. 44 - 45 The Riverwalk, Milburngate. Durham. DH1 4SL. It was **agreed** to note this application.
- Application for the grant of a premises licence by Sweet Treat Durham Limited for Treats Tea Room Café. 10/11 Silver Street, Durham. DH1 3RB. It was **agreed** to note this application.

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

Tuesday 22nd 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
(22nd April 2025)**