



City of Durham Parish Council

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Date of Summons: 23rd June 2025

SUMMONS

To all Members of the City of Durham Parish Council's Planning and Licensing Committee: Councillors G Holland, L Brown, S Walker, C Lattin, R Cornwell, P Layton and R Handy

You are hereby summoned to attend the **Planning and Licensing Committee meeting** to be held **via Zoom at 10:00am on Friday 27th June 2025** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/87541945778>

Meeting ID: 875 4194 5778

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. Election of Chair of the Planning and Licensing Committee**
- 2. Election of Vice-Chair of the Planning and Licensing Committee**
- 3. Welcome and apologies**
- 4. To receive any declarations of interest from members.**
- 5. To receive and approve as a correct record the minutes of the meeting held on 22nd April 2025**
- 6. To receive any public participation comments on the following agenda items.**
- 7. Matters arising:**
 - (a) To approve the response(s) to the following planning / licensing application(s)/ appeal(s):**

DM/25/01398/FPA | Change of use from dwellinghouse (Use Class C3) to a large house in multiple occupation (sui generis) |170 Gilesgate Durham DH1 1QH
 - (b) To consider the outcome of the following planning applications in the parish area:**

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

DM/24/00770/FPA| Single storey rear extension to create 1no 2-bedroom dwelling, and the installation of new perimeter fencing at a height of 1.8 metres | 2 Palmers Close Church Street Head Durham DH1 3DN

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/24/02972/FPA| Conversion of a former care home to Purpose Built Student Accommodation (PBSA) comprising 48 studio bedspaces, including re-roofing of conservatories; cycle shelter; bin store; EV bays and associated works | Hallgarth Care Home Hallgarth Street Durham DH1 3AY
- 8. To consider the following new planning applications in the parish area:**
 - a) To note:**

DM/25/01447/LB | Addition of hinged bar and handrail to improve the safety of occasional roof maintenance |Union Society Palace Green Durham DH1 3EP

DM/25/01269/PN56 | Prior notification for the Installation of 55 23kWp solar panels and associated equipment| Nevilles Cross Primary School Relly Path Durham DH1 4JG

DM/25/01593/FPA | Installation of replacement plant equipment| Sainsbury's Local Newcastle Road Crossgate Moor Durham DH1 4HX

b) To discuss:

Amendments to DM/22/03574/FPA | Erection of 4no. C3 dwellings (Revised and Resubmitted) | Land To The Rear Of 63 Crossgate Durham DH1 4PR

DM/25/01503/VOC | Variation of condition 2 (approved plans) pursuant to planning permission DM/21/04095/LB to allow the use of flat capping | Leazes Cottage Leazes Place Durham DH1 1RE.

DM/25/01525/VOC | Removal of condition 12 (lift provisions) pursuant to planning permission DM/18/03487/VOC| The Riverwalk Millburngate Durham DH1 4SL

9. To consider the following new licensing applications within the parish area:

- **Pavement Licence Consultation** - Fiik 12 Elvet Bridge, Durham

WLH Property NE Limited	Happiness Barbecue Ground Floor 17 North Road Durham DH1 4SH	2	Application for the grant of a premises licence Films (indoors) Monday to Sunday 11.00am to 2.30am Live music (indoors) Monday to Sunday 11.00am to 2.30am Recorded music (indoors) Monday to Sunday 11.00am to 2.30am Performances of dance (indoors) Monday to Sunday 11.00am to 2.30am Anything of a similar description to live music, recorded music and dancing (indoors) Monday to Sunday 11.00am to 2.30am Late night refreshment (indoors) Monday to Sunday 11.00pm to 2.30am Sale of alcohol (on and off the premises) Monday to Sunday 11.00am to 2.00am	1 July 2025
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Mr Kulasingam Chandramohan	Morrisons Daily 5A North Road Durham DH1 4SH	Application for the grant of a premises licence Late night refreshment (indoors) Monday to Sunday 11.00pm to 5.00am Sale of alcohol (off the premises) Monday to Sunday 24 hours daily	9 July 2025
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10. Update on the renewal application for the Regulation 7 Direction covering the Durham City Conservation Area

11. Proposal to establish a working group to consider the proposed Government reform of planning committees - [Reform of planning committees: technical consultation - Ministry of Housing, Communities and Local Government - Citizen Space](#)

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

11th July 2025 at 10:00am via Zoom

25th July 2025 at 10:00am via Zoom

8th August 2025 at 10:00am via Zoom

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Tuesday 22nd April 2025

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

Also present: Mr A Shanley (Parish Clerk), Mr John Lowe and Mrs Paula Sanderson.

1. Welcome and apologies

Apologies were received from Councillor E Ashby.

2. To receive any declarations of interest from members

Councillor J Ashby declared an interest in application DM/25/00875/VOC and took no part in the discussion or vote on this application.

3. To receive and approve as a correct record the minutes of the meeting held on 4th April 2025

The minutes of the meeting held on 4th April 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.

Mrs Paula Sanderson advised that she is the application for application DM/25/00875/VOC and she asked the Parish Council to please support approval of this application.

5. Matters arising:

(c) 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. The Committee **approved** 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. The Committee **approved** 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. The Committee **approved** the response to this application.

(d) 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. The Committee welcomed the news that this application has now been approved.

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

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

DM/25/00854/FPA | Demolition of existing balcony to rear elevation and construction of new balcony | 21 Crossgate Durham DH1 4PS. It was **agreed** to note this application.

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

DM/25/00898/FPA | Single storey side and rear extension | 5 Fieldhouse Lane Durham DH1 4LT. It was **agreed** to note this application.

DM/25/00896/FPA | Convert garage into a study, wc and utility | 18 Surtees Drive Crossgate Moor Durham DH1 4AR. It was **agreed** to note this application.

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

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

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

d) 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. It was **agreed** to support this application. It was also **agreed** that Jo-Anne Garrick should be asked to draft a letter of support for this proposal.

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

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. The Committee considered the latest amendments to this application and agreed to note this application, as amended, and withdraw its objection accordingly.

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

The Committee considered the recent Devolution White Paper and its licensing implications, noting in particular the matter that Regional Mayors are proposed to be given a decision-making role in relation to new licence applications and that Selective Licensing for Housing is also proposed to be devolved to Local Authorities to apply these directly, without the need to apply to the Secretary of State for consent.

The Committee agreed to monitor these proposals carefully to see how they progress in future.

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

Provisionally Friday 9th May 2025 at 10:00am

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
(27th June 2025)**