



City of Durham Parish Council

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Date of Summons: 7th July 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 11th July 2025** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/81812555656>

Meeting ID: 818 1255 5656

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 27th June 2025**
- 4. To receive any public participation comments on the following agenda items.**
- 5. To consider the latest updates in relation to the re-development of the Hild/ Bede site**
- 6. To consider the latest updates in relation to the review of the County Durham Plan – call for sites notice.**
- 7. To consider the latest updates in relation to the Gilesgate and Belmont Neighbourhood Plan**
- 8. To approve the proposed response to the Government’s technical consultation on reform of local authority planning committees – paper attached.**

9. Matters arising:

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

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

Application for the grant of a premises licence by WLH Property NE Limited for Happiness 2 Barbecue Ground Floor, 17 North Road. Durham. DH1 4SH.

Application for the grant of a premises licence by Mr Kulasingam Chandramohan for Morrisons Daily. 5A North Road. Durham. DH1 4SH.

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

Appeal decision on DM/24/02174/FPA | Conversion and subdivision of dwellinghouse (Use Class C3) with erection of single storey rear extension to form 2 No. apartments (Use Class C3) (description amended) | 9 Station Lane Gilesgate Durham DH1 1LJ

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

- a) To note:**

DM/25/01327/FPA | Replacement of cricket nets and run off to match the existing, installation of synthetic surface transition area and a small multi-use synthetic grass area to the south of the new nets within the existing fenced enclosure, erection of 3m high steel fence with double access gates to training area and to storage area | Durham City Cricket Club Green Lane Durham DH1 3JU

DM/25/01666/FPA and DM/25/01667/AD | This application relates to the installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator | Land To The East Of Elvet Riverside 1 New Elvet Durham DH1 3JT

DM/25/01635/TPO | Pollard Willow (T1) leaving stem at height of 2m. | 7 The Bowers Durham DH1 4EH

DM/25/01460/FPA | Installation of travelling irrigation system to rugby pitch at Durham City Rugby Club. System comprises underground water and power supply from the clubhouse to 2 number 15000 litre water tanks and to 3 connections points at one end of the pitch for a travelling sprinkler to connect to | Durham City Rugby Club Green Lane Durham DH1 3JU

DM/25/01669/FPA and DM/25/01670/AD | Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator | Pavement To The North East Of 18 North Road Durham DH1 4SH

DM/25/01700/FPA and DM/25/01701/LB | Proposal to install a rise and fall gate/bollard system at site entry, new gates to access garden areas, new security window to side elevation, replacement of rear retail unit doors, new glazed doors serving the apartment units, new bin storage structure, installation of air conditioning units, new signage over arched entry, repair and smooth render, repainting, replace dappled windows glazing, clean brickwork and tidy cabling within garden area 2, repair render in garden area 3, reconfiguration of layouts and introduce planting within all three garden areas, removal of internal lobby desk and internal doors | Three Tuns 10 New Elvet Durham DH1 3AQ

DM/25/01736/LB | Refurbishment of existing sashes across front and rear elevation to provide double glazing | 198 Gilesgate Durham DH1 1QN

DM/25/01497/TPO | Fell as close to ground level as practical of 1no Sycamore (T46), Lime (T61) and Ash (T63) | Komorebi Potters Bank Durham DH1 3RR

DM/25/01728/FPA | Replacement of front entrance door and first floor window to the front elevation, and renovation of the existing sliding sash windows | 47 Albert Street Durham DH1 4RJ

b) To discuss:

DM/25/01677/PA56 | Installation of mesh fence up to a height of 1.15 metres (to the top of the existing parapet), with a curved 460mm wire section (with supports at 1.5 metre intervals) extending over the whole length of the viaduct | Durham Railway Viaduct South West of Train Station Station Approach Durham DH1 4RB

DM/25/01746/FPA | The existing detached property is to be demolished and a new detached property is to be built over the footprint of the existing. The new property is a two-storey residential block with a pitched roof, a single

storey entrance block with a flat roof, and a single storey garage with a pitched roof | 7 Almoners Barn Durham DH1 3TZ

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

JD Wetherspoon PLC	The Bishops Mill Unit 1 & 2 Freemans Place Walkergate Durham DH1 1SQ	Minor variation of a premises licence To vary the plan attached to the premises licence to include additional remote external customer area to be used only between 1st April and 30th September each year	17 July 2025
WH Smith Travel Holdings Limited	WH Smith South Platform Railway Station Station Approach North Road Durham DH1 4RB	Application for the grant of a premises licence Sale of alcohol (off the premises) Monday to Friday 6.00am to 7.00pm, Saturday 6.30am to 7.00pm, Sunday 8.00am to 7.00pm	23 July 2025

12. To approve the adoption of the new licensing training document – training document attached.

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

25th July 2025 at 10:00am via Zoom

5th September 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 Friday 27th June 2025

Present: Cllr L Brown (in the Chair), Cllr G Holland, Cllr R Cornwell, Cllr R Handy, Cllr C Lattin and Cllr S Walker.

Also present: Mr A Shanley (Parish Clerk), Mr John Ashby, Mr Allan Gemmill, Mr John Lowe and Mr Lee Smurthwaite.

1. Election of Chair of the Planning and Licensing Committee

Councillor L Brown was elected as Chair of the Planning and Licensing Committee. There were no other nominations.

2. Election of Vice-Chair of the Planning and Licensing Committee

Councillor G Holland was elected as Vice-Chair of the Planning and Licensing Committee. There were no other nominations.

3. Welcome and apologies

Apologies were received from Councillor P Layton.

4. To receive any declarations of interest from members

None received.

5. To receive and approve as a correct record the minutes of the meeting held on 22nd April 2025

The minutes of the meeting held on 22nd April were unanimously **agreed** as a true and accurate record of proceedings.

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

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

Mr Allan Gemmill 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.

Mr Lee Smurthwaite identified himself as the applicant for DM/22/03574/FPA. Lee expressed frustration with the delays of the Council's Planning department and asked the Parish Council for help in getting the planning department to finally determine the application. He said the application has been pending for over 2 years and the site is deteriorating, so he was looking for advice or recommendations from the Committee on how to get the application determined.

Lee noted that originally the plan was to pivot the development towards PBSA, which the committee had previously discussed as a more viable use for the site. He said the planning officer advised him to get this C3 dwelling application approved first before submitting a new application for PBSA. The Committee advised that it would be happy to write to the planning department upon receipt of the new plans and ask them to make haste in determining this application, in recognition of the deteriorating state of this site.

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. The Committee **approved** the response to this application.

(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. The Committee **noted** that this application had now been refused.

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. The Committee **noted** that this application had now been refused.

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. The Committee **noted** that this application had now been approved.

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. The Committee **noted** that this application had now been refused.

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

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

DM/25/01593/FPA | Installation of replacement plant equipment| Sainsbury's Local Newcastle Road Crossgate Moor Durham DH1 4HX. It was **agreed** to note this application.

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. It was **agreed** to note this application but Members also noted that the applicant would be submitting fresh plans for a PBSA use of this site and agreed to await new plans coming forward.

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. It was **agreed** to object to this application and also call this to Committee. Councillor G Holland **agreed** to draft the response to this application.

DM/25/01525/VOC | Removal of condition 12 (lift provisions) pursuant to planning permission DM/18/03487/VOC| The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to object to this application and also call this to Committee. Councillor L Brown **agreed** to draft the response to this application.

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

- **Pavement Licence Consultation - Fiik 12 Elvet Bridge, Durham.** It was agreed to note this application on the basis that Durham Police's response covered all of the main points of concern relating to the outdoor use of the premises and the proposed conditions were in accordance with the Parish Council's request.
- **Application for the grant of a premises licence by WLH Property NE Limited for Happiness 2 Barbecue Ground Floor, 17 North Road. Durham. DH1 4SH.** It was **agreed** to object to this application.
- **Application for the grant of a premises licence by Mr Kulasingam Chandramohan for Morrisons Daily. 5A North Road. Durham. DH1 4SH.** It was **agreed** to object to this application.

10. Update on the renewal application for the Regulation 7 Direction covering the Durham City Conservation Area

Members were happy to note that the renewal application for the Regulation 7 Direction covering the Durham City Conservation Area had now been approved, following the substantive response submitted by the Parish Council.

The Clerk **agreed** to look into the matter of the Conservation Area boundary and whether the proposed changes to this would impact on where this Direction covered within the City.

11. Proposal to establish a working group to consider the proposed Government reform of planning committees

Members carefully considered the details of this new Government consultation and agreed to form a Working Group to look into this issue. It was **agreed** that the Clerk, Councillors L Brown, S Walker and R Cornwell should form this Working Group and report back to the next meeting of the Planning and Licensing Committee on this matter.

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

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
(11th July 2025)**