



City of Durham Parish Council

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Date of Summons: 5th January 2026

SUMMONS

To all Members of the City of Durham Parish Council's Planning and Licensing Committee: Councillors G Holland, L Brown, 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 12:00pm on Friday 9th January 2026** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/88093199942>

Meeting ID: 880 9319 9942

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 28th November 2025**
- 4. To receive any public participation comments on the following agenda items.**
- 5. Government consultation on a revised National Planning Policy Framework: proposed reforms and other changes to the planning system** – briefing note included below.
- 6. Report on proposed Article 4 Direction relating to the loss of front gardens in Durham City** – report attached.
- 7. Matters arising:**
 - (a) To approve the responses to the following planning/ licensing application(s)/ appeal(s):**
 - DM/25/03094/FPA** | Change of use of ground floor shop from retail (Class E) to a high-end cocktail bar (Sui Generis). Replace existing entrance doors, install retractable awning and internal reconfigurations | 19 Silver Street Durham DH1 3RB
 - DM/25/03199/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 change of use of the 1st floor of Bridge House from Class E to six C3 residential dwellings | First Floor Office Bridge House North Road Durham DH1 4PW
 - DM/25/03454/PN56** | Prior approval for change of use and internal alterations of part of the first floor from class E to two 1-bed apartments (class C3) | First Floor 58 - 62 North Road Durham DH1 4SQ
 - DM/25/03389/OUT** | Outline planning permission for access and all other matters reserved for the construction of 2no. dwellings with attached garages, demolition of the stable block, conservatory extension on Fernhill and erection of a garage | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ
 - DM/25/02933/FPA** | Single storey rear and side extension, two storey rear extension, raising of ridge height including reroofing, 2no. dormers to rear and rooflights to front and rear, associated alterations to fenestration | 4 North End Durham DH1 4NG
 - Appeal for 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
 - Application for the grant of a premises licence** by Muztard Limited for Muztard Social Kitchen 25 and 26 Silver Street Durham DH1 1RD

- **Application for the grant of a premises licence** by Canny Folk Limited for Mother Mercy 19 Silver Street Durham DH1 3RB

(b) To consider the outcome of the following planning application(s)/ appeal(s):

DM/25/02965/VOC | Application to vary Condition 2 (Approved Plans) to amend the internal layout of the dwelling and Condition 4 (Bedroom Restriction) to allow subdivision of the ground floor to create an additional bedroom bringing the total number from four to five pursuant to planning permission DM/23/02118/FPA | 12 The Hallgarth Durham DH1 3BJ

DM/25/02516/AD | New signage to update the business logo | 84 Claypath Durham DH1 1RG

(c) To consider the latest updates on the following planning/ licensing application(s)/ appeal(s):

DM/25/02827/FPA | Change of use from office to purpose-built student accommodation (Sui Generis), commercial space (Class E) and external alterations to building | 7 Atherton Street Durham DH1 4DJ

Applications DM/18/02983/FPA, DM/21/02519/TCA and DM/21/02697/FPA | Farnley Tower The Avenue Durham DH1 4DX

8. To consider the following new planning applications in the parish area

a) To note:

N/A

b) To discuss:

N/A

9. To consider the following new licensing application(s) within the City of Durham Parish area:

Marsden-Knight Limited	Brasserie Quartier 38 High Street Durham DH1 3UL	Application for the grant of a premises licence Sale of alcohol (on the premises) Tuesday and Wednesday 10.00am to 5.00pm, Thursday to Saturday 10.00am to 11.00pm, Sunday 10.00am to 5.00pm	12 January 2026
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10. Dates of future meeting(s) of this Committee:

23rd January 2026 at 10:00am via Zoom

6th February 2026 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 28th November 2025

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

Also present: Mr A Shanley (Parish Clerk), Mr John Ashby and Mr John Lowe (members of the public).

1. Welcome and apologies

Apologies were received and **accepted** from Councillor G Holland. The Chair **accepted** that Councillor S Walker was attending today's meeting as a substitute for Councillor G Holland.

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 14th November 2025

The minutes of the meeting held on 14th November 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 Ashby 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.

5. Report on countywide Article 4 Direction to control the amount and location of properties converted into small Houses of Multiple Occupation

Councillor R Cornwell provided a detailed report on this matter and Members noted that the countywide Article 4 Direction will now be introduced, following a no objection stance from the Secretary of State.

In his briefing, Councillor R Cornwell highlighted that he felt the county council had not properly differentiated between selective and additional licensing schemes in their report.

Members echoed that specific point and agreed that the Parish Council should push for a fully funded additional licensing scheme across the county to help identify all HMOs, as the current policy under the County Durham Plan (Policy 16) is inadequate.

The Committee **agreed** to provide feedback to the county council, highlighting the need to properly distinguish between selective and additional licensing and emphasizing the Parish Council's support for an additional licensing scheme to better address the HMO issue.

6. Consultation to update the Open Spaces Needs Assessment (OSNA) ahead of the adoption of the new County Durham Plan

The Clerk introduced this item by highlighted that the last countywide OSNA was conducted in around 2018 and that this new consultation aims to gather community feedback on the quality, accessibility and needed improvements to parks, allotments, rights of way, green spaces and other open areas.

The Clerk highlighted specific issues within the parish, such as the high demand for allotment spaces and the need to protect valuable open spaces.

Councillor R Cornwell emphasised the importance of ensuring the OSNA aligns with the Durham City Neighbourhood Plan policies on green space. The Committee agreed it would be important for all Councillors to provide input to the consultation, highlighting any areas where new or improved open space provision is needed. The Clerk offered to draft the response to this consultation.

7. Update on the Durham City Conservation Area – report on Hill Colleges Conservation Area

Councillor R Cornwell provided an update on his work relating to the Hill Colleges, noting that he and Ms Sue Childs had jointly approached the County Council officers on this issue.

Whilst the County Council's proposals did not fully address the Parish Council's concerns, Councillor R Cornwell indicated there were some positive outcomes, such as the council committing to protect the significant tree cover in the Collingwood and Grey College areas. Sadly, the County Council would not be persuaded to include Collingwood and Grey Colleges within the Hill Colleges Conservation Area.

The Clerk added that the County Council would be conducting another round of public consultation on the proposals, which would provide an opportunity for the Parish Council to provide further feedback.

The Committee **agreed** it was important to follow up on this and therefore **agreed** to engage positively with the next round of public consultation on the Conservation Area Management Plan.

8. Matters arising:

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

DM/25/01503/VOC | Variation of condition 2 (approved plans) pursuant to planning permission DM/21/04095/LB to allow an increase in height. (amended description) | Leazes Cottage Leazes Place Durham DH1 1RE. The Committee **approved** the response to this application.

DM/25/02747/AD | To install a fascia sign to the front of the building advertising the business name- 3D built up illuminated letters with acrylic faces. internal illumination via yellow led modules. Projecting Sign - double sided aluminium sign case with acrylic faces. Sign mounted on welded steel bracket. Internal illuminated yellow modules | 25-26 Silver Street Durham DH1 3RD. The Committee **approved** the response to this application.

DM/25/02946/FPA | Change of use from Class E to a drinking establishment with enhanced food provision (Sui Generis) | Units 22 To 24 The Riverwalk Millburngate Durham DH1 4SL. The Committee **approved** the response to this application.

(b) To consider the outcome of the following planning application(s)/ appeal(s):

DM/25/01525/VOC | Removal of condition 12 (lift provisions) pursuant to planning permission DM/18/03487/VOC | The Riverwalk Millburngate Durham DH1 4SL. The Committee **noted** that this application had now been withdrawn by the applicant.

(c) To consider the latest update(s) on the following planning application(s)/ appeal(s):

DM/25/01503/VOC | Variation of condition 2 (approved plans) pursuant to planning permission DM/21/04095/LB to allow an increase in height. (amended description) | Leazes Cottage Leazes Place Durham DH1 1RE. The Committee carefully considered the revised plans and agreed to maintain its objection and call-in request until such a time as its substantive concerns were appropriately addressed by the applicant.

9. To consider the following new planning applications in the parish area

a) To note:

DM/25/03048/CEU | Lawful development certificate to confirm that the development has commenced to trigger the commencement of the planning consent DM/21/01876/FPA (Demolition of existing house and construction of replacement house on same footprint) and DM/23/02530/FPA (Demolition of outbuildings, conservatory and retaining walls, erection of two storey side extension to south elevation, single storey front and side extensions to north and east elevations, raise roof height to facilitate first floor accommodation, alterations to openings and internal alterations) | Sidegate House Sidegate Durham DH1 5SY. It was **agreed** to note this application.

DM/25/03132/LB | Installation of new passenger help points to Durham Railway Station, cable management and provision of power and data supplies to the western entrance to platform 1, and to the north elevation of the platform 2 entrance | Railway Station Station Approach Durham DH1 4RB. It was **agreed** to note this application.

DM/25/02962/LB | Listed building consent for the dismantling and removal of a chimney stack to the west elevation above the Buttery (retrospective) | University College Durham Castle Palace Green Durham DH1 3RW. It was **agreed** to note this application.

DM/25/03156/FPA | Installation of metal balustrade to the rear of first-floor flat | 96 Gillesgate Durham DH1 1JA. It was **agreed** to note this application.

DM/25/03163/LB | Replacement of wood lintel with stone lintel above fireplace, installation of 2no coach lights to front elevation | 57 South Street Durham DH1 4QP. It was **agreed** to note this application.

DM/25/03183/FPA | Retention of the installation of 2no velux windows to front elevation | 8 Church Street Durham DH1 3DG. It was **agreed** to note this application.

DM/25/03191/LB | Replacement of 11no. flush casement windows to the north east and south east elevations with 11no. flush casement windows | St Johns College 1 - 7 South Bailey Durham DH1 3RJ. It was **agreed** to note this application.

DM/25/03223/LB | Repainting front and windows | 144 Gilesgate Durham DH1 1QQ. It was **agreed** to note this application.

DM/25/03024/FPA | Demolish existing rear offshoot, construct single storey rear extension, replace/enlarge windows, replace decking and various internal alterations | 14 Grays Terrace Crossgate Moor Durham DH1 4AU. It was **agreed** to note this application.

DM/25/03158/TPO | Pruning works to 3no Prunus sp (T1, T2, T3) | East Durham and Houghall Community College Houghall Durham DH1 3SG. It was **agreed** to note this application.

DM/25/03161/TPO | Felling and removal of 7no mature Ash (G1) | East Durham and Houghall Community College Houghall Durham DH1 3SG. It was **agreed** to note this application.

b) To discuss:

DM/25/03094/FPA | Change of use of ground floor shop from retail (Class E) to a high-end cocktail bar (Sui Generis). Replace existing entrance doors, install retractable awning and internal reconfigurations | 19 Silver Street Durham DH1 3RB. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/25/03095/AD | Hand-painted fascia sign | 19 Silver Street Durham DH1 3RB. It was **agreed** to note this application.

DM/25/03199/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 change of use of the 1st floor of Bridge House from Class E to six C3 residential dwellings | First Floor Office Bridge House North Road Durham DH1 4PW. It was **agreed** to seek a condition on occupancy levels in relation to this application. The Clerk **agreed** to draft the response to this application.

10. To consider the following new licensing application(s) within the City of Durham Parish area:

Application for the grant of a premises licence by Muztard Limited for Muztard Social Kitchen, 25 and 26 Silver Street. Durham. DH1 1RD. It was **agreed** to object to this application under the objective of promoting public safety. The Clerk agreed to draft the response to this application.

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

9th January 2026 at 10:00am via Zoom

23rd January 2026 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
(9th December 2025)**

ITEM 5: GOVERNMENT CONSULTATION ON A REVISED NATIONAL PLANNING POLICY FRAMEWORK: PROPOSED REFORMS AND OTHER CHANGES TO THE PLANNING SYSTEM

This briefing note provides an overview of the main changes proposed in the Government's consultation on a new National Planning Policy Framework (NPPF), published in December 2025, when compared with the December 2024 version of the NPPF currently in force.

I hope this note helps to summarise the nature and scale of the proposed reforms and to advise the Committee on an appropriate way forward should Members agree to engage positively on this consultation.

The Government has launched a formal consultation entitled "*Proposed reforms to the National Planning Policy Framework and other changes to the planning system*".

From my own reading of the consultation, I feel that what is being proposed represents one of the most extensive revisions of national planning policy since the NPPF was first introduced and certainly adds to the significant changes made in December 2024, as the Government sets out a route to build 1.5million new homes by the end of this Parliament. The consultation closes on 10th March 2026, after which the Government will consider responses before publishing a revised Framework.

A full copy of the consultation documents can be found here: <https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>

In contrast to the December 2024 NPPF, which largely refined and consolidated existing policy, the December 2025 consultation proposes a more fundamental restructuring of national planning policy. The draft Framework is reorganised into two distinct parts: plan-making policies and national decision-making policies. The stated intention is to reduce duplication between local plans and national policy, increase certainty in decision-making, and move towards a more rules-based system. This represents a significant shift from the current approach, where local plans frequently repeat and interpret national policy.

Strengthening the presumption in favour principle

A major change is the strengthening of the presumption in favour of development in locations considered "appropriate in principle". The draft NPPF places far greater emphasis on intensification within settlements, particularly in urban areas and locations judged to be well connected. Compared with the December 2024 NPPF, the new draft is more explicit in supporting development within existing residential areas, including infill development, redevelopment of plots, and upward extensions, subject to high-level design principles. This has the potential to reduce local discretion in areas where character, heritage and townscape sensitivity are currently key considerations.

National minimum density

The consultation introduces new national minimum density expectations, including specific minimum densities around railway stations and in other well-connected locations. This marks a clear departure from the December 2024 NPPF, which encouraged efficient use of land but did not set nationally defined density benchmarks. The draft proposes that higher densities should be accepted in principle around stations, including in some cases on land currently designated as Green Belt, provided certain criteria are met. This approach has particular implications for historic cities where transport hubs are closely linked to sensitive heritage settings.

Green Belt

Green Belt policy is also revised. While the fundamental purposes of Green Belt remain, the draft NPPF places greater emphasis on reviewing boundaries through plan-making to support housing delivery, including in station-related locations. The December 2024 NPPF treated Green Belt release as an exceptional measure; the consultation signals a more permissive approach where development objectives, especially housing supply and accessibility, are given increased weight. From what I have seen from the consultation documents, the existing protections around Green Belt which contributes towards historical towns and their settings remain.

Changes to heritage policies

The draft NPPF proposes changes to heritage policy intended to make it “more navigable” and “more positive”. While the Government states that protection of heritage assets remains important, the consultation replaces some detailed policy wording with broader principles and revised weightings. For areas such as Durham, which contain a World Heritage Site, conservation areas, and highly sensitive historic landscapes, there is concern that simplification may reduce the clarity and strength of existing safeguards when compared with the December 2024 Framework.

Developer contributions

Significant changes are also proposed in relation to developer contributions. The consultation strengthens the expectation that infrastructure and affordable housing requirements are fixed at plan stage and limits the scope for renegotiation on viability grounds. It introduces proposals to standardise planning obligations, encourages the use of model Section 106 clauses, and seeks views on allowing cash payments in lieu of on-site affordable housing on certain sites. These proposals go beyond the December 2024 NPPF, which allowed greater flexibility and case-by-case negotiation.

Article 4 Directions

The consultation further introduces new national policies on Article 4 Directions, with the intention of clarifying when and how they should be used. This is particularly relevant in areas experiencing intense pressures from changes of use,

such as the conversion of family housing to houses in multiple occupation, an issue of long-standing concern within the Parish area. Given that the Parish Council is presently looking to establish a new Article 4 Direction to safeguard gardens within the city, this will be highly relevant for us.

Recommendation on responding to this consultation

Given the breadth, technical complexity and sheer volume of questions (no less than 225 in total) in the consultation, I would strongly recommend that the City of Durham Parish Council does not attempt to respond comprehensively to all aspects of the draft NPPF.

Instead, it is recommended that any response focuses solely on those proposals that are highly relevant to the Parish area, particularly those areas set out above.