



City of Durham Parish Council

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Date of Summons: 19th 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 10:00am on Friday 23rd January 2026** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/81618402056>

Meeting ID: 816 1840 2056

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 9th January 2026**
- 4. To receive any public participation comments on the following agenda items.**
- 5. Updating the City of Durham Neighbourhood Plan** – briefing note from Councillor R Cornwell included.

6. Matters arising:

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

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/25/02946/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

DM/25/02617/FPA | Two storey side extension and single-storey rear extension, extension of existing porch | 3 Toll House Road Crossgate Moor Durham DH1 4HU

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

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

SCO/25/00022 | Environmental Impact Assessment (EIA) Scoping Opinion request in relation to an outline planning application for the delivery of a residential-led mixed use development | Land To The North Of Hagg House Farm Harvest View Hag House Farm Pity Me DH1 5RN

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

Application for the grant of a premises licence by Muztard Limited for Muztard Social Kitchen 25 and 26 Silver Street Durham DH1 1RD.

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

a) To note:

DM/25/03544/VOC | Application Reference Number: DM/25/02039/LB
Date of Decision: 31/10/2025. Change to the approved drawings listed in Part

3 (Cond 2) - Approved Plans Substitute proposed first floor plan drawing number 308/A3/101-04 with revised first floor plan drawing number 308/A3/101-05. Minor alteration | 19 Market Place Durham DH1 3NL

DM/25/03598/AD | Vinyl signage added above ATM | Railway Station Station Approach Durham DH1 4RB

DM/26/00025/FPA | Rear single storey (infill) extension with internal modifications | Orthodox Church Providence Row Durham DH1 1RS

DM/25/03533/FPA | Raise height of single-storey rear roof to create accessible shower room, relocation of back door | 3 Field House Terrace Durham DH1 4NA

b) To discuss:

DM/25/03486/FPA | Rear extension to first floor offices and relocation of ground floor entrance door and screen | First Floor 58 - 62 North Road Durham DH1 4SQ

DM/25/03505/FPA | Subdivision of existing dwellinghouse into 2no. self-contained flats (Use Class C3) and two storey rear extension | 18 Boyd Street Durham DH1 3DP

DM/25/03554/AD | New illuminated signage to the front of the building | 30B The Riverwalk Millburngate Durham DH1 4SL

DM/25/03556/FPA | Proposed replacement of existing timber windows with new UPVC box sash windows on the front elevation | 26 Lawson Terrace Durham DH1 4EW

DM/26/00050/AD and DM/26/00055/LB | Installation of 1 non-illuminated projection sign, 1 set of illuminated text behind glazing, Non illuminated sign to door, Non illuminated sign writing to left hand side of entrance, and painting of the bottom of the restaurant in Dulux Soft Almond 4, the door in Pearl Copper RAL 8029 and window frames to be Dulux Azure Fusion 1 | Zizzi 43-44 Saddler Street Durham DH1 3NU

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

Abdul Gadir Osman Mohammed Taha	Hen House 88A Claypath, Durham DH1 1RG	Application for the grant of a premises licence Late night refreshment (indoors) Monday to Sunday 11.00pm to 1.00am	12 February 2026
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9. Dates of future meeting(s) of this Committee:

6th February 2026 at 10:00am via Zoom
20th February 2026 at 10:00am via Zoom

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 9th January 2026.

Present: Cllr L Brown (in the Chair), Cllr R Cornwell, Cllr G Holland, Cllr P Layton and Cllr S Walker.

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

1. Welcome and apologies

Apologies were received and accepted from Councillors C Lattin and R Handy. The Chair accepted that Councillor S Walker was attending the meeting as a substitute for Councillor C Lattin.

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 28th November 2025

The minutes of the meeting held on 28th 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.

Dr Francis Whalley 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. Government consultation on a revised National Planning Policy Framework: proposed reforms and other changes to the planning system

The Committee discussed the wide-ranging Government consultation on proposed reforms to the National Planning Policy Framework (NPPF). Adam Shanley provided a comprehensive briefing note outlining the key areas of change, which the Committee had reviewed prior to the meeting.

The Committee acknowledged the scale and complexity of the consultation, which contains approximately 245 questions. It was agreed that the Committee would not attempt to respond to each individual question, but would instead focus on the specific sections and topics of greatest significance to the parish.

The Clerk highlighted several areas of particular concern, including the proposed "presumption in favour of sustainable development" for applications within urban areas, changes to developer contributions and revisions to Article 4 Directions.

It was agreed that the Committee would divide up the work to review the various aspects of the consultation as follows:

- Councillor P Layton - national minimum density questions.
- Councillor G Holland - Green Belt questions.
- Councillor L Brown - Heritage questions.
- Councillor R Cornwell – Article 4 Directions.
- Mr Adam Shanley - presumption in favour and developer contributions questions.

The Committee also discussed the potential impact of the reforms on the Durham World Heritage Site and agreed that Adam Shanley's briefing note should be shared with the World Heritage Site Strategic Partnership Board to inform their response to the consultation. John Lowe offered to facilitate this.

Given the breadth and complexity of the consultation, the Committee resolved to hold a special meeting to further discuss their findings and formulate a comprehensive response before the consultation deadline in March. The Clerk was tasked with coordinating this special meeting.

6. Report on proposed Article 4 Direction relating to the loss of front gardens in Durham City

The Committee considered the report prepared by Jo-Anne Garrick on the proposed Article 4 Direction to address the growing concern over the loss of front gardens in specific areas of Durham City.

The Committee reviewed the areas identified in the report as being of particular concern, namely the east and west of Fieldhouse Lane. Councillor G Holland highlighted that the issue was not limited to HMOs, but was also affecting private residences in the North End area.

The Committee discussed the appropriate geographical scope of the Article 4 Direction and agreed that this is appropriate.

The Clerk proposed that the Committee endorsed the areas identified in Jo-Anne's report as the appropriate focus for the Article 4 Direction. The Committee agreed this was a pragmatic approach. Regarding the next steps, the Committee resolved that the Clerk should liaise with Jo-Anne to finalise the report and then present it to the next Full Council meeting, with a recommendation to seek a meeting with Durham County Council officers Stephen Reed and Sarah Eldridge to discuss the proposed Article 4 Direction.

The Committee **agreed** the importance of securing the Article 4 Direction to protect the remaining front gardens in the identified areas, recognising the detrimental impact that their loss was having on the character and environment of Durham City.

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

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

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

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

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

Application for the grant of a premises licence by Muztard Limited for Muztard Social Kitchen 25 and 26 Silver Street Durham DH1 1RD. The Committee **approved** the response to this application.

Application for the grant of a premises licence by Canny Folk Limited for Mother Mercy 19 Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

(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. The Committee **noted** that this application had been refused and that the Clerk would be following up with enforcement on this particular case.

DM/25/02516/AD | New signage to update the business logo | 84 Claypath Durham DH1 1RG. The Committee **noted** that this application had now been approved however with the reduction in luminance levels requested by the Parish Council.

(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. The Committee carefully considered the amendments to this application and agreed to withdraw its objection to this scheme on the basis that the applicant complies with a request that additional pedestrian safety signage form part of the construction management plan when construction is taking place given the road traffic issues in this area. The Clerk **agreed** to communicate this to the applicant directly.

Applications DM/18/02983/FPA, DM/21/02519/TCA and DM/21/02697/FPA | Farnley Tower The Avenue Durham DH1 4DX. Councillor R Cornwell highlighted that these applications had sat undetermined for some significant length of time. It was **agreed** that the Clerk should write and formally request that these proposals be "finally disposed of".

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:

Application for the grant of a premises licence by Marsden-Knight Limited for Brasserie Quartier. 38 High Street. Durham. DH1 3UL. It was **agreed** to note this application.

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

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
(23rd January 2026)**

ITEM 5: Updating the City of Durham Neighbourhood Plan

Durham's Neighbourhood Plan came into force on 7 July 2021. It established general planning policies for the development and use of land in the City, within a framework set down in the County Durham Plan which in turn must comply with the overarching National Planning Policy Framework, the NPPF.

The vision of the Neighbourhood Plan is:

Durham City's potential as a beautiful historic City will be realised through policy and action to improve and protect its qualities and by creating a diverse and resilient economy with attractive, healthy and affordable places to live. It will be supported by modern infrastructure, protected by adaptation to climate change and enriched by community engagement in its future.

In order that the Plan be effective, it is necessary to monitor its operation and modify it in the light of experience and changing circumstances. Chapter 5 of the Neighbourhood Plan said at paragraph 5.5 *The general intention of monitoring will be to present regularly, and possibly annually, a clear qualitative and/or quantitative assessment of progress towards a more sustainable City of Durham.*

It is clear that the Plan has not been formally monitored. Since it came into force 1,798 applications have been approved. These break down as

- 597 full planning applications (33%)
- 364 trees in a conservation area (20%)
- 219 listed building consent (12%)
- 204 details reserved by condition (i.e. reserved matters) (11%)
- 118 tree preservation orders (7%)
- 90 advertisement consent (5%)
- 82 non-material amendment (5%)
- 124 other types (7%)

In how many of these were NP policies an issue, either cited by the planning officer or by those making representations? How many had weight? We should find out, or at least estimate the numbers. We would then have an idea of which policies were useful and which might be improved.

Secondly, a new version of the NPPF is being consulted on and is likely to be promulgated within a few months. The County Durham Plan is also to be replaced with a new plan, consistent with the new NPPF. This would on current timetables be adopted at some point in 2028. Our aim should be to revise the Neighbourhood Plan to come into force as soon as possible after that. This would mean tracking the emerging CDP so we would not be waiting to start from scratch in 2028.

Finally, and essentially, we must consult our residents, local businesses and other interested bodies to ascertain what they want from the NP. This will require some guidance from us to manage expectations, or too many responses will be beyond the scope of a neighbourhood plan.

Recommendation: If this general approach is accepted then a start could be made on a fact-gathering exercise to see what the strengths and weaknesses of the current Neighbourhood Plan are. As evidence emerges a suitable plan of action should be devised and agreed.

Roger Cornwell