



City of Durham Parish Council

The City of Durham Parish Council. c/o The Enginemen Secretary's Office
The Miners Hall. Flass Street. Durham. DH1 4BE

Telephone: 07510 074875 Email: parishclerk@cityofdurham-pc.gov.uk

Date of Summons: 27th March 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 Thursday 2nd April 2026** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting

<https://us02web.zoom.us/j/89542791249>

Meeting ID: 895 4279 1249

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 20th March 2026**
- 4. To receive any public participation comments on the following agenda items.**
- 5. County Durham Plan Houses in Multiple Occupation Interim Policy - [CDP HMO Interim Policy Report.pdf](#)**
- 6. Matters arising:**
 - (a) To approve the responses to the following planning/ licensing application(s)/ appeal(s):**

DM/26/00357/FPA | Remove front door and windows, dwarf wall to provide level plane and new black aluminium bifold doors | Coviello 24 Silver Street Durham DH1 3RD

DM/26/00489/FPA | Demolition of the gable chimney stack and flues, various repair works including the introduction of parriss 2 plates to stabilise the gable wall, and replacement of rainwater goods and cladding | 3A Ravensworth Terrace Durham DH1 1QP
 - (b) To consider the latest updates on the following planning/ licensing application(s)/ appeal(s):**

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

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

DM/26/00137/FPA | Two storey rear extension to existing small HMO | 23 Mistletoe Street Durham DH1 4EP

DM/25/03404/OUT | Outline planning application for the erection of commercial buildings (B2 (General Industrial), B8 (Storage and Distribution)) with ancillary office floorspace, part new road linking the A688 to the A177 with associated infrastructure, access, landscaping and other related works (all matters reserved) | Integra 61 Phase 2 To The West Of Amazon UK Integra 61 West Bowburn DH6 5FG
- 7. To consider the following new planning applications in the parish area**
 - a) To note:**

DM/26/00543/FPA | Single storey rear kitchen extension, and removal of garage to replace with store room within rear yard | 13 St Johns Road Nevilles Cross Durham DH1 4NU

DM/26/00286/FPA | Refurbishment of an existing vacant Class E unit, including installation of an external extraction system, alterations to the shopfront, and change of use of adjacent open space to provide an external seating area | 17 The Riverwalk Millburngate Durham DH1 4SL

DM/26/00680/LB | Like-for-like replacements of the front and kitchen door. Like-for-like replacements of the kitchen, bathroom and landing window | 128 Gilesgate Durham DH1 1QG

DM/26/00694/LB | Lead roof covering renewal; stonework conservation and repair; lead hopper and downpipes; redecoration and conservation of ribbed vaults | Durham Cathedral The College Durham DH1 3EH

b) To discuss:

DM/26/00228/FPA | Rear extension to form a 4-bed HMO (Use Class C4) with additional basement storage and alterations to the adjoining external staircase | 30 - 31 Silver Street Durham DH1 3RD

DM/26/00566/FPA | Revised scheme incorporating amendments, for the redevelopment of the existing shopping centre, comprising partial demolition of the shopping centre above the existing mall level (Levels 5 and above) and erection of replacement commercial units (Class E), and purpose-built student accommodation (Sui Generis) at Level 5 and above, along with a new outdoor public square and public realm improvements. External alterations to the boat repair and maintenance workshop including use of external area to create outside terrace (Class E), external alterations to the elevations of the retained areas of the shopping centre and car park, hard and soft landscaping and other associated works | Prince Bishops Shopping Centre High Street Durham DH1 3UJ

DM/26/00633/FPA and DM/26/00634/LB | Change of use from Class E to form a C4 HMO through the incorporation of a second-floor room previously used as commercial space | 70 Saddler Street Durham DH1 3NP

DM/26/00765/FPA | Change of use of the upper floors, including internal alterations and roof extension, to create three apartments (Use Class C4) | 6 - 7 Market Place Durham DH1 3HL

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

17th April 2026 at 10:00am via Zoom

1st May 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 20th March 2026

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

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

1. Welcome and apologies

None received.

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 6th March 2026

The minutes of the meeting held on 6h March 2026 were unanimously **agreed** as a true and accurate record of proceedings.

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

5. County Durham Plan Houses in Multiple Occupation Interim Policy

The Committee had an extensive discussion about the proposed interim HMO policy from the county council.

There were concerns raised about how the council plans to identify and enforce against unlicensed HMOs across the county, as the policy seems to rely heavily on the limited mandatory and selective licensing data. The Clerk and Councillor R Cornwell pointed out that landlords could get planning permission for HMOs but not register them, undermining the policy.

The Committee also felt the proposed 10-property radius to assess HMO concentrations was too narrow and should be expanded. There were questions about whether the proposed HMO standards, while higher than the national minimums, should be the same as the standards applied to non-student HMOs.

The Committee expressed its scepticism about the workability of the interim policy and Councillor C Lattin expressed the concern that this could water down the protections in the existing Policy 16. The Committee **agreed** to draft a detailed response to the consultation highlighting these concerns.

6. Matters arising:

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

DM/25/03404/OUT | Outline planning application for the erection of commercial buildings (B2 (General Industrial), B8 (Storage and Distribution)) with ancillary office floorspace, part new road linking the A688 to the A177 with

associated infrastructure, access, landscaping and other related works (all matters reserved) | Integra 61 Phase 2 To The West Of Amazon UK Integra 61 West Bowburn DH6 5FG. The Committee **approved** the response to this application.

Application to vary a premises licence by Babul's (Durham) Limited for Babul's. Unit 17, The Riverwalk. Milburngate. Durham. DH1 4SL. The Committee **approved** the response to this application but **agreed** to withdraw its objections on the grounds that the applicant(s) had amended their application accordingly.

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

DM/25/03614/FPA | Recover roof and replace windows and external doors. (amended description) | 11 Mowbray Street Durham DH1 4BH. Members noted the recent amendments to this proposal and **agreed** to withdraw the Council's objection to this scheme.

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. Members **noted** that the appeal hearing would be taking place on Tuesday 24th March and thanked the Chair for representing the Parish Council at this hearing.

DM/26/00274/VOC | Variation of Condition 2 (approved plans) in relation to application DM/23/03088/FPA to retain the existing garage, change materials from stone to timber, and replace approved drawings with the revised | 9 Crossgate Peth Durham DH1 4PZ. Members noted the recent clarifications from the applicant this proposal and **agreed** to withdraw the Council's objection to this scheme.

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

c) To note:

DM/26/00402/FPA and DM/26/00403/LB | Removal of 4No. condensing units and 2No. ventilation units with associated ductwork, as well as installation of a new Salda Amber Air Compact S-R-2000-H-E-L-C1 Air Handling Unit, 1No. Daikin VRF condensing unit on the first floor roof deck, and moving 1no. existing condensing unit to a new location on the roof, with associated works internally | Lloyds Bank 19 Market Place Durham DH1 3NL. It was **agreed** to note these applications.

DM/26/00447/LB | A new 4 mm external fibre-optic cable will be installed and routed along the plinth brickwork to provide ultrafast fibre broadband services to St Anne's Court. The cable will then be brought into the building and distributed to individual apartments as required | St Annes Court Castle Chare Durham DH1 4TZ. It was **agreed** to note this application.

DM/26/00486/FPA | General maintenance of stone, banding detailing and iron railing. Repair and maintenance of all white timber sash and case windows | 9 Market Place Durham DH1 3PN. It was **agreed** to note this application.

DM/26/00552/AD | Erection of illuminated and non-illuminated signage to the exterior of the building and redecoration of the exterior walls | The Shakespeare 63 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/26/00435/FPA | Additional garage alongside existing to be built over existing allocated parking space | 15 The Bowers Durham DH1 4EH. It was **agreed** to note this application.

d) To discuss:

DM/26/00249/FPA | Change of use of land to private garden space with installation of boundary treatments | 20 Ferens Park Durham DH1 1NU. It was **agreed** to note this application.

DM/26/00287/AD | 1no. Large Black Fascia sign, 1no. small black fascia sign externally illuminated by trough light above, 1no. internally illuminated menu board, 1no. hanging projecting sign with 'Babuls' square logo, 2no. black cut vinyl 'Babul' square logo to entrance door glazing, yellow double line vinyl manifestations to glazing, tropical leaf graphic manifestation to lower section of windows and 1no. outdoor advertisement menu screen LED | 17 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to note this application.

DM/26/00300/FPA and DM/26/00301/LB | Application is for a change of use from existing university buildings to the previous and original use of 3 dwelling houses | 23, 24 & 25 Old Elvet Durham DH1 3HY. It was **agreed** to note this application.

DM/26/00464/LB | External stonework repairs and redecoration of windows | St Cuthberts Presbytery Old Elvet Durham DH1 3HL. It was **agreed** to note this application.

DM/26/00357/FPA | Remove front door and windows, dwarf wall to provide level plane and new black aluminium bifold doors | Coviello 24 Silver Street Durham DH1 3RD. It was **agreed** to object to this application. The Clerk **agreed** to draft the letter of objection to this proposal.

DM/26/00489/FPA | Demolition of the gable chimney stack and flues, various repair works including the introduction of pattsess 2 plates to stabilise the gable wall, and replacement of rainwater goods and cladding | 3A Ravensworth Terrace Durham DH1 1QP. It was **agreed** to object to this application. The Clerk **agreed** to draft the letter of objection to this proposal.

DM/26/00504/FPA | Two storey side, rear and front extensions, sliding gate and garden alterations including railings, retaining walls and fencing (Resubmission of DM/25/00643/FPA) | 7 Diamond Terrace Durham DH1 5SX. It was **agreed** to note this application.

DM/26/00256/TPO | T1. Lime - Prune, Crown thin, Crown reduce and Crown lift by 50 percent | Elvet Meadow Villa Darlington Road Durham DH1 3FS. It was **agreed** to note this application.

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

- Application to vary a premises licence by Epic Bars and Clubs Limited for Home and Botanic (former Revolution Bar), North Road. Durham. DH1 4PW. It was **agreed** to note this application.

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

2nd April 2026 at 10:00am via Zoom
17th April 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
(2nd April 2026)**