



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

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Date of Summons: 28th July 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 **in the Waiting Room. Redhills Miner's Hall. Flass Street, Durham. DH1 4BE at 11:00am on Monday 3rd August 2026** for the purpose of transacting the following Agenda business as shown.

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 July 2026**
- 4. To receive any public participation comments on the following agenda items.**
- 5. Proposal to request that Mount Oswald estate be included in the Controlled Parking Zone following its adoption by DCC**
- 6. To consider follow-up action following the responses by DCC and Durham Police on the future traffic management of Lowes Barn Bank**
- 7. New County Durham Plan: scoping report consultation** – to consider the draft response.

8. Matters arising:

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

DM/26/01624/FPA | Redecoration and colour change to front façade with external repairs to fenestration and installation of festoon lighting | The Bridge 39 - 40 North Road Durham DH1 4SE

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

DM/26/01032/FPA | Change of use of 3 bed dwellinghouse (C3) to 3 bed HMO (C4) including cycle parking and bin storage | 27 St Bedes Close Crossgate Moor Durham DH1 4AA

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

a) To note:

DM/26/01534/FPA | Two-storey extension to the side and rear elevations | 10 Larches Road Durham DH1 4NL

DM/26/01632/FPA | Installation of LEV extract duct upon external façade and roof-mounted extract fan | Christopherson Building Annexe Science Site South Road Durham DH1 3LE

b) To discuss:

DM/26/01723/FPA | Replace timber upper floor windows with slimline aluminium thermally broken windows | 16 - 17 Silver Street Durham DH1 3RB

DM/26/01812/FPA | First floor rear extension over existing kitchen offshoot to create 2no shower rooms with associated internal alterations to existing C4 HMO | 6 High Wood Terrace Durham DH1 3DS

DM/26/01655/VOC | Variation of Condition 4 (heights) limited to Block E in the north east corner of the site pursuant to planning permission DM/20/03238/OUT | Land To The North Of Mount Oswald The Approach Durham DH1 3TQ

DM/26/01695/RM | Reserved matters application relating to access, appearance, landscaping, layout and scale pursuant to outline planning permission DM/20/03238/OUT for a scheme of purpose-built student accommodation for up to 850 students | Land To The North Of Mount Oswald South Road Durham DH1 3TQ

DM/26/01846/FPA | Construction of 1no. self-build dwelling | Land West Of Flass Vale Hall Newcastle Road Crossgate Moor Durham DH1 4HR

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

Epic bars and Clubs Limited	Home and Botanic North Road Durham DH1 4PW	Application for a minor variation This application is to remove a condition from the current premises licence around the restriction of children attending the premises and replace with three additional conditions	4 August 2026
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11. To consider the Highways Licence applications for Akarsu and Manakeet on Silver Street.

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

14th September 2026 – 11:00am

28th September 2026 – 11:00am

CITY OF DURHAM PARISH COUNCIL

Minutes of the City of Durham Parish Council's Planning and Licensing Committee meeting held on Monday 20th July 2026 via Zoom at 11:00am

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

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

1. Welcome and apologies

Apologies were received and accepted from Councillor L Brown.

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 22nd June 2026

The minutes of the meeting held on 22nd June 2026 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.

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

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

Mr Andrew Hildreth expressed his concerns at the proposals as part of applications DM/26/01655/VOC & DM/26/01695/RM at Mount Oswald. Mr Hildreth highlighted that Condition 4 of the outline permission for the new PBSA at Mount Oswald capped the overall development at a maximum of four storeys. It explicitly restricted building heights along the western boundary (bordering St. Georges Way and Muirfield) to a maximum equivalent of a two-storey residential building to protect the amenity of existing neighbours.

The Clerk highlighted that these applications have now been submitted by the Banks Group. Firstly, DM/26/01695/RM details the final layout, appearance, scale, and landscaping for the 850 beds across 7 blocks. Due to the post-outline discovery of a subsurface historic mine shaft requiring a strict 20-metre "no-build" stand-off zone, the applicants consolidated and reconfigured the building footprints away from the north-east corner. Furthermore, to protect the western residential edge, the blocks facing St. Georges Way/Muirfield have been designed to present their narrow gable ends to

neighbours (rather than continuous flat walls) with upper floor step-backs and angled windows to prevent direct overlooking.

In addition, through DM/26/01655/VOC, the Clerk highlighted that the applicants are seeking to vary the height restriction to allow Block E to stand at five storeys. The applicant's justification is that Block E is situated in the north-east corner—the lowest part of the site's topography—and this extra floor allows them to achieve their required bed spaces and house secure internal cycle storage entirely within the building footprint without increasing the height profile above the approved blocks further south.

Mr Hildreth raised three primary concerns regarding how these detailed layouts will impact the Muirfield cul-de-sac, specifically visual intrusion, loss of privacy and light and noise pollution.

The Committee **agreed** to formally consider all of the above points at its next meeting on 3rd August 2026 and thanked Mr Hildreth for raising these issues.

5. New County Durham Plan: scoping report consultation

The Committee considered the commencement of Durham County Council's scoping consultation on the preparation of the new County Durham Plan and agreed that it was important for the City of Durham Parish Council to make a comprehensive submission reflecting the Council's views on the principal planning issues affecting the City and surrounding area. Members agreed that the consultation represented an important opportunity to influence the future strategic planning framework for County Durham and that detailed responses should therefore be prepared across each of the relevant consultation themes.

The Committee **agreed** that responsibility for preparing draft responses should be allocated amongst Members to ensure that each topic benefited from appropriate expertise before being considered collectively by the Committee.

It was **agreed** that Roger would prepare draft responses on Achieving Sustainable Development and Creating High Quality, Sustainable Places; Carole would prepare responses on Meeting the Challenge of Climate Change and Conserving and Enhancing the Environment; Jo-Anne would prepare responses on Delivering a Sufficient Supply of Homes and Protecting Green Belt Land; Rory would prepare responses on Building a Strong, Effective Economy and Ensuring the Vitality of Town Centres; Grenville would prepare the response on Facilitating the Sustainable Use of Minerals; Adam would prepare the response on Achieving Well-Designed Places; Matthew Philips would prepare the response on Promoting Sustainable Transport; Phil would prepare the response on Pollution, Public Protection and Security; and Liz would prepare the response on Conserving and Enhancing the Historic Environment.

The Committee **agreed** that draft responses should be circulated to Members in advance of a future meeting to enable the Committee to consider, amend where necessary, and approve the Council's final response prior to submission within the consultation timetable.

6. Response from County Durham and Darlington Chief Fire Officer re: HMO fire safety standards

The Clerk reported that a response had been received from the Chief Fire Officer to the Council's letter regarding fire safety considerations within the planning process. The Chief Fire Officer acknowledged the Council's concerns and confirmed that County Durham and Darlington Fire and Rescue Service shared the Council's commitment to ensuring safe accommodation and to giving due regard to fire safety throughout the lifecycle of buildings.

The Chief Fire Officer further advised that the Service supported the principles set out in the National Fire Chiefs Council's response to the Government's consultation on proposed reforms to the National Planning Policy Framework, recognising the need for greater integration between planning, building safety and fire safety considerations. However, he noted that the NFCC response represented professional advice rather than adopted Government policy and that the current statutory planning and regulatory framework remained in force pending the outcome of the national consultation.

He also outlined the Service's existing partnership arrangements with Durham County Council and Darlington Borough Council in relation to HMO fire safety, which provide coordinated information sharing, consistent fire safety standards and joint enforcement where necessary. Whilst recognising the Council's concerns, the Chief Fire Officer indicated that the Fire and Rescue Service would welcome continued dialogue and would, in principle, support a joint approach to Durham County Council to strengthen consideration of fire safety within the planning process, although he suggested there may also be merit in awaiting the Government's formal response to the consultation before pursuing wider policy changes.

The Committee **noted** the Chief Fire Officer's response and thanked him for his detailed and constructive reply. However, Members continued to express concern over the fire safety implications of some Houses in Multiple Occupation and the extent to which such matters could fall outside the planning process. Accordingly, whilst welcoming the Chief Fire Officer's support for continued dialogue, the Committee **agreed** that a press release should be prepared and issued to further publicise the Council's concerns regarding fire safety and the planning of HMOs.

7. Matters arising:

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

DM/26/01004/FPA | Single storey extension to rear | 3 Southend South Road Durham DH1 3TG. The Committee **approved** the response to this application.

DM/26/01512/FPA and DM/26/01513/AD | Installation of 1 no. new communications kiosk with integrated defibrillator and advertising display | Land to the South of Former 13-17 Claypath, Durham, DH1 1RH. The Committee **approved** the response to these applications.

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

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. The Committee noted that this application would be heard later this week at the Central and East Area County Planning Committee and thanked Councillor R Cornwell for representing the Parish Council at this hearing.

Appeal for 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 **noted** that this appeal had now been dismissed by the Inspectorate.

DM/26/00940/FPA | Remove part of the garden wall and hedgerow beyond the final parking area space to create off street parking for use of the residents of the property, and using low wooden gates | Crestholme The Avenue Durham DH1 4DX. The Committee **noted** that this application had now been approved.

DM/26/00611/FPA | Demolition of existing rear extension and replace with single storey bedroom extension and rear dormer to accommodate loft conversion to existing HMO | 5 High Wood View Durham DH1 3DT. The Committee **noted** that this application had now been withdrawn.

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

c) To note:

DM/26/00741/CEU | Certificate of Lawfulness for use as a 4-bedroom C4 House in Multiple Occupation in use since 2009. (amended description) | Crossways Whinney Hill Durham DH1 3BD. It was **agreed** to note this application.

DM/26/01222/AD | Grade 2 listed building. Replacement of the existing fascia signage with new non-illuminated signage. The advertisement will comprise individual 10mm thick stand-off letters in a modern typeface. The letters will be installed over the existing fascia | 72 Saddler Street Durham DH1 3NP. It was **agreed** to note this application.

DM/26/01618/FPA and DM/26/01619/LB | Refurbishment of the existing shopfront, together with associated external and internal works, including the installation of a rear extract flue/termination point, equipment and a carbon-filtered ventilation system | Ground Floor 8 Saddler Street Durham DH1 3NP. It was **agreed** to note this application.

DM/26/01642/CEU | Certificate of lawfulness for use of the property as a House in Multiple Occupation (Use class C4) | 17 Boyd Street Durham DH1 3DP. It was **agreed** to note this application.

DM/26/01650/FPA and DM/26/01651/LB | Proposed 2no. external condenser units to be mounted on rooftop on new unistrut frame on existing

steel beams. Proposed 2no. internal 7kW air con evaporator units to be installed on equipment room wall | Vane Tempest Hall Maynards Row Gilesgate DH1 1QF. It was **agreed** to note this application.

DM/26/01719/FPA and DM/26/01720/LB | Replacement of defective timber windows and timber lintels repair of external stucco ashlar render to front elevation | 78 Gilesgate Durham DH1 1HY. It was **agreed** to note these applications.

DM/26/00855/FPA | Two-storey side extension | 3 Whitesmocks Durham DH1 4HW. It was **agreed** to note this application.

d) To discuss:

DM/26/01624/FPA | Redecoration and colour change to front façade with external repairs to fenestration and installation of festoon lighting | The Bridge 39 - 40 North Road Durham DH1 4SE. It was **agreed** to support this application. The Clerk **agreed** to draft the response to this application.

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

- **Application for a Minor Variation by Durham Cathedral for Durham Cathedral. The College. Durham. DH1 3EH.** It was **agreed** to note this application.

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

3rd August 2026 – 11:00am
14th September 2026 – 11:00am
28th September 2026 – 11:00am

There being no further business, the Chair thanked all attendees for their attendance and contributions and closed the meeting.

Signed,

**Chair of the Parish Council's Planning and Licensing Committee
(3rd August 2026)**

ITEM 5: PROPOSAL TO REQUEST THAT MOUNT OSWALD ESTATE BE INCLUDED IN THE CONTROLLED PARKING ZONE FOLLOWING ITS ADOPTION BY DCC

A common theme of objections to student-related planning applications at Mount Oswald is the complaint that students are parking on estate roads. Unfortunately, these are rejected as irrelevant to the matter being considered. This note proposes a way forward.

The estate roads are still under the control of the developer, though the intention is that they should be adopted. I understand that the delay in adoption is because of problems with the drainage, and the County Council will not adopt them until these are resolved.

Once the roads are adopted then they can be made part of a controlled parking zone (CPZ). The practice is to conduct a resident survey to ascertain whether the residents want to be part of a CPZ. My proposal is that the Parish Council should encourage the County Council to conduct that survey ahead of adoption so that, if the vote is in favour, the CPZ can come into force on the same day that the roads are adopted.

The houses at Mount Oswald are in two parts. Some are accessed via The Drive and the others via Richardby Crescent. A third part, Symeon Court, appears to be still under development. The only way to drive from one part to another is via South Road. It might make sense to treat these parts separately, but this is not essential for my proposal.

This proposal would address residents' concerns. I hope that the Planning and Licensing Committee can agree to this and take it forward.