City of Durham Parish Council

The City of Durham Parish Council. c/o The Enginemen Secretary's Office
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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 11:00am on Monday 9th November 2026** for the purpose of transacting the following Agenda business as shown.

Join Zoom Meeting
https://us02web.zoom.us/j/82564290442
Meeting ID: 825 6429 0442

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 26th October 2026**
4. **To receive any public participation comments on the following agenda items.**
5. **To consider the latest update in relation to the review of the Durham City Neighbourhood Plan**
6. **Discussion on Planning and Licensing Committee strategy 2027-28**
7. **Discussion on Planning and Licensing Committee indicative spend for 2027/28**
8. **Matters arising:**

   (a) To consider the latest updates on the following planning applications:

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

DM/26/02351/FPA | 10 no. new full height guillotine window installations with lower level plant window boxes | Akarsu Turkish Restaurant & Grill 21 Silver Street Durham DH1 3RB

   (b) To consider the outcome of the following planning applications:

DM/26/02052/AD and DM/26/02051/FPA | 86 Inch LCD screen capable of showing illuminated static and animated displays in sequence comprising commercial and community messages | Pavement To The North East Of 18 North Road Durham DH1 4SH

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

   a) To note:

DM/26/02745/VOC | Variation of conditions 2, 6, 8, 9, 13, 14, 18, 19 of planning permission DM/24/02710/FPA (partial demolition, refurbishment and retention of the existing college buildings, and construction of a new two-storey teaching block and ancillary buildings with associated external works, substation, landscaping and access) as amended by applications ref: DM/25/01902/NMA, DM/26/00329/NMA, and DM/26/01391/NMA to capture the phased demolition of the Science Block and to allow the habitat completion report to be approved within 12 months of occupation. | East Durham And Houghall Community College Houghall Durham DH1 3SG

DM/26/02767/PN56 | Prior notification for a DDA Ramp and Steps under Part 7 Class M of the Town and Country Planning (General Permitted Development) Order 2015. | Durham University Science Site South Road Durham DH1 3LE

DM/26/02786/AD | Non-illuminated aluminium panel | Durham C I U Headquarters Ltd Club Union House Flass Street Durham DH1 4EF

DM/26/02800/TPO | Lime (T1) - crown reduction, re-pollard and removal of epicormic growth | Woodhey Bells Folly Potters Bank Durham DH1 3RR

DM/26/02822/FPA | Removal of the existing rear ground and first-floor conservatories and construction of a replacement two-storey rear extension | 44 Orchard Drive Durham DH1 1LA

DM/26/02837/LB | Replacement of external door | Upper Floors 91C Claypath Durham DH1 1RG

DM/26/02809/FPA | Single-storey rear extension to replace an existing conservatory. | Sandyford Farnley Mount Durham DH1 4DZ

b) To discuss:

DM/26/02787/VOC | Removal of condition 5 pursuant to planning permission DM/21/02228/LB which required the submission of fireproof works if required. | 12A Silver Street Durham DH1 3RB

DM/26/02777/FPA | Conversion of a C3 dwelling within an existing C3 & C4 mixed use building to 2No C3 apartments. | Magdalene Heights Gilesgate Durham DH1 1SY

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

The Rattlin Bog Durham Limited	The Rattlin Bog Durham 13-15 Silver Street Durham DH1 3RB	**Application for the grant of a premises licence** • Live music (indoors) Monday to Thursday 12.00pm to 10.30pm, Friday to Saturday 12.00pm to 12.30am, Sunday 12.00pm to 10.00pm, New Year's Eve, New Year's Day, St Patricks Day and the Sunday before Bank Holiday 12.00pm to 1.00am • Recorded music (indoors) Monday to Thursday 12.00pm to 10.30pm, Friday to Saturday 12.00pm to 12.30am, Sunday 12.00pm to 10.00pm, New Year's Eve, New Year's Day, St Patricks Day and the Sunday before Bank Holiday 12.00pm to 1.00am • Sale of alcohol (on and off the premises) Monday to Thursday 12.00pm to 10.30pm, Friday to Saturday 12.00pm to 12.30am, Sunday 12.00pm to 10.00pm, New Year's Eve, New Year's Day, St Patricks Day and the Sunday before Bank Holiday 12.00pm to 1.00am	24 November 2026

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

23rd November 2026 – 11:00am

7th December 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 26th October 2026 at 11:00am via Zoom.

Present: Cllr L Brown (in the **Chair**), Cllr G Holland, Cllr R Cornwell, Cllr C Lattin, Cllr R Handy and Cllr P Layton.
Also present: Mr A Shanley (Parish Clerk) and Mr Allan Gemmill (member of the public).

1. Welcome and apologies

The Chair welcomed everyone to the meeting. No apologies were received.

2. To receive any declarations of interest from members

Councillor P Layton declared an interest in the application DM/26/02444/VOC and took no part in the discussion on this item.

3. To receive and approve as a correct record the minutes of the meeting held on 12th October 2026

The minutes of the meeting held on 12th October 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 Allan Gemmill advised that he was attending the meeting with a general interest in all Agenda items.

5. To consider the latest update in relation to premises licence reviews in the parish area

Members discussed ongoing waste and litter problems associated with two late night economy premises, including plastic entering the River Wear. The Clerk agreed to contact the neighbourhood wardens about these specific premises. It was **agreed** to pursue these approaches initially, with a premises licence review remaining an option if the problems continued.

6. Matters arising:

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

DM/26/02444/VOC | Variation of Condition 4 (Opening Hours) pursuant to DM/16/03376/FPA | 17 Hallgarth Street Durham DH1 3AT. Members **approved** the response to this application.

DM/26/02287/FPA | Change of use of ground floor to Class E (b) for use as restaurant | Durham C I U Headquarters Ltd Club Union House Flass Street Durham DH1 4EF. Members **approved** the response to this application.

(b) To consider the latest updates on the following planning applications:

DM/26/01846/FPA | Construction of 1no. self-build dwelling | Land West Of Flass Vale Hall Newcastle Road Crossgate Moor Durham DH1 4HR. Members discussed the revised planning policy assessment identifying the site as grey belt and expressed concern about the incremental erosion of the Green Belt, landscape impact and wildlife corridors. The Clerk advised that an extension had been agreed to allow a further response and that Jo-Anne Garrick was preparing a rebuttal for submission on Friday 30th October 2026. Members noted that the Parish Council's request for committee consideration would not be honoured under the revised arrangements. It was **agreed** that the further response should record the Parish Council's regret at being unable to present its case to members and that the matter should be raised with the press.

(c) To consider the outcome of the following planning applications:

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. Members **noted** that this application had been refused on highways grounds. The Chair thanked Councillor R Cornwell for representing the Parish Council at the planning committee.

DM/26/01146/FPA | Demolish the existing dilapidated timber garage and construct a detached double garage | 14 Grays Terrace Crossgate Moor Durham DH1 4AU. Members **noted** that this application had been approved.

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. Members **noted** that this application had been approved.

DM/26/01891/FPA | Change of use and extension of the redundant lift shaft, lift access, lift motor room and storage at the rear second floor level of 58-62 North Road to a 4-bedroom C4 HMO | Second Floor 58 - 62 North Road Durham DH1 4SQ. Members **noted** that this application had been approved and expressed disappointment at the outcome.

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. Members **noted** that this application had been approved, with conditions addressing glazing to protect the privacy of the neighbouring property and protection of the cherry tree. Members stressed the importance of ensuring that the development was carried out in accordance with the approved plans.

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

a) To note:

DM/26/02150/AD | Replacement of 2 no. freestanding external information signs adjacent to the north entrance of Durham Cathedral | Durham Cathedral The College Durham DH1 3EH. It was **agreed** to note this application.

DM/26/02493/FPA | Removal of the existing timber and steel covered walkway/canopy attached to the Vallance Building, including making good the adjoining building fabric and paved surfaces following removal | Durham School Quarryheads Lane Durham DH1 4SZ. It was **agreed** to note this application.

DM/26/02643/CEU | Certificate of Lawfulness for the existing use as a small house in multiple occupation (Use Class C4) | 23 Mistletoe Street Durham DH1 4EP. Members **accepted** that the property had been in HMO use for many years but raised concerns about fire safety and the internal layout shown on the plans. The Clerk **agreed** to follow up with the relevant officer to clarify the position and advised that a further email had been sent during the meeting.

DM/26/02651/LB | Proposal seeks to form three new airbricks within plinth course to front elevation | 24 Hallgarth Street Durham DH1 3AT. It was **agreed** to note this application.

DM/26/02696/AD | New Signage | Durham University Teaching And Learning Centre South Road Durham DH1 3LS. It was **agreed** to note this application.

b) To discuss:

DM/26/01810/FPA | Demolition of garage, two storey side extension, and single and two storey rear extensions | 10 Orchard Drive Durham DH1 1LA. Members considered the neighbouring resident's concerns about privacy and light, including the proposed side-facing window. Obscure glazing and a 45-degree assessment were discussed. It was **agreed** to note this application.

DM/26/02351/FPA | 10 no. new full height guillotine window installations with lower-level plant window boxes | Akarsu Turkish Restaurant & Grill 21 Silver Street Durham DH1 3RB. Members raised concerns about the impact on views from Framwellgate Bridge towards the World Heritage Site and the potential for additional light spill. Members considered that the submitted plans did not provide sufficient detail of the proposed windows, materials and railings. It was **agreed** to defer a decision until the next meeting. The Clerk **agreed** to request more detailed plans and ask that the Parish Council be reconsulted when revised plans were submitted.

DM/26/02638/FPA | Change of use of first floor community hub to 2-bedroom residential flat (C3) with associated parking space and EV Charging unit | 13 Church Lane Durham DH1 3HF. It was **agreed** to note this application.

DM/26/02679/LB | Internal alterations to form new coffee shop, with alterations to internal ventilation, external decorations and alterations to existing

stonework. Formation of new counter, fixed seating, disabled toilet and kitchen prep area | 6 - 7 Market Place Durham DH1 3HL. Members noted that the original Barclays Bank stone lettering would be retained following amended proposals. Members raised concerns about the proposed ventilation and its potential impact on the listed building. The Clerk **agreed** to seek clarification of the ventilation system and whether extraction was required for coffee roasting or food preparation.

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

Application for the grant of a premises licence by Durham University for Durham University Teaching & Learning Centre Convenience Store, South Road, Durham DH1 3LS. Members considered the proposed Co-op store and raised no objection. The Clerk advised that the local residents' association welcomed the proposal.

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

9th November 2026 – 11:00am
23rd November 2026 – 11:00am
7th December 2026 – 11:00am
There being no further business, the Chair thanked Members for their attendance and contributions and closed the meeting.
Signed,

Chair of the Parish Council's Planning and Licensing Committee
9th November 2026