

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 14th June 2024

Present: Cllr G Holland (in the Chair), Cllr E Ashby, Cllr J Ashby and Cllr S Walker.

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

1. Welcome and apologies

Apologies were received from Councillors N Brown and C Lattin.

No apologies were received from Councillor R Hanson.

2. To receive any declarations of interest from members

Councillor S Walker declared an interest in application DM/24/01020/AD and took no part in the discussion or vote on this proposal.

3. To receive and approve as a correct record the minutes of the meeting held on 31st May 2024

The minutes of the meeting held on 31st May 2024 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.

Mr Roger Cornwell 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.

Mr Mike McNally advised that he was attending the meeting to hear the discussion on application DM/24/00149/FPA.

5. Matters arising:

(a) To approve the draft response(s) to the following planning and/ or licensing application(s):

Appeal for DM/23/03752/FPA | Change of use from a dwellinghouse (use class C3) to a large house in multiple occupation (sui generis). | Cross View House Cross View Lane Nevilles Cross Durham DH1 4PJ. The Committee **approved** the response to this proposal.

DM/24/00455/FPA | Change of use from C3 dwellinghouse to C4 small house in multiple occupation (HMO) | 11 Baliol Square Durham DH1 3QH. The Committee **approved** the response to this proposal.

DM/23/02236/FPA | Sub-divide dwelling (C3) into 3no flats (Part Retrospective) | 1 Beech Crest Durham DH1 4QF. The Committee **approved** the response to this proposal.

DM/24/01173/FPA | Demolition of existing school buildings and development of a replacement school building and works to the retained Springwell Hall, along with car parking, hard and soft landscaping including works to trees, replacement playing pitches, and access arrangements. | St Leonards Catholic School North End Durham DH1 4NG. The Committee **approved** the response to this proposal.

DM/24/01241/PN56 | Prior approval for change of use from class E to 5 residential dwellings (class C3) | Bridge House North Road Durham DH1 4PW. The Committee **approved** the response to this proposal.

DM/24/01020/AD | Erection of a community notice board | Land West Of Park House Road Durham DH1 3QQ. The Committee **approved** the response to this proposal.

DM/24/01274/FPA | Garage conversion to habitable accommodation including replacement of garage door with window and masonry wall. | 38 Highgate Durham DH1 4GA. The Committee **approved** the response to this proposal.

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

Amendments to DM/24/00149/FPA | Construction of purpose-built student accommodation (Sui Generis) with associated car and cycle parking, pedestrian infrastructure, and landscaping. | Land To the North West of Melbury Court Old Dryburn Way Durham DH1 5SE. The Committee noted the most recent amendments to this proposal and **agreed** to maintain its objection to the application. The Clerk **agreed** to draft the follow-up response to this application.

DM/24/00586/VOC | Variation of condition 10 pursuant to permission DM/20/01107/FPA for the erection of a house in multiple occupation, to allow the first-floor en-suite window within the north side elevation to be fitted with external opening restrictor (description amended) | Saffron House Newcastle Road Crossgate Moor DH1 4HZ. The Committee noted that this application had now been approved by the Central and East Area County Planning Committee, in spite of the Parish Council's objection.

(c) To consider the outcomes of the following planning and licensing application(s)/ appeal(s) in the parish area:

DM/24/00198/DRC | Discharge of conditions 3 (CMP) and 4 (Materials) pursuant of planning permission DM/22/03232/FPA | 4 - 6 Silver Street Durham DH1 3RB. The Committee noted that this application had now been approved with the proposed shutters, in spite of objections from the Design and Conservation Officer, City of Durham Trust and Parish Council.

DM/24/00883/FPA | Demolition of existing disused school buildings | St Leonards Catholic School North End Durham DH1 4NG. The Committee **noted** that this application had now been approved, however agreed to seek clarity on the status of the tree identified as worthy of a TPO from the TCA application, which has now been approved for felling.

DM/24/00894/LB | Installation of 1x432mm diameter, non-illuminated blue plaque on the front elevation | 12 Church Street Durham DH1 3DQ. The Committee **noted** that this application had now been approved and thanked the Clerk for his work on this.

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

a) To note:

DM/24/01150/FPA | Retention of timber raised decking and stainless-steel balustrade | The Kiosk Freemans Reach Riverside Place Durham DH1 1SL. It was **agreed** to note this application.

DM/24/01199/AD | 1no non-illuminated totem sign | Durham County Council The Waterside Building Riverside Place Durham DH1 1SL. It was **agreed** to note this application.

DM/24/01395/LB | Replacement of 85no. internal fire doors. | Main College St Chads College 16 - 22 North Bailey Durham. It was **agreed** to note this application.

DM/24/01439/CEU | Certificate of existing lawful use for restaurant (class E) | 19A North Road Durham DH1 4SG. The Committee **agreed** to raise a query on the proposed extractor fan to the exterior of the building, in light of its substantial size. Councillor S Walker **agreed** to look into this matter on behalf of Committee.

DM/24/01474/FPA | Replace 1no. ground floor window to front | 43-44 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/24/01475/LB | Replace 1no. ground floor window to front | 43-44 Saddler Street Durham DH1 3NU. It was **agreed** to note this application.

DM/24/01097/AD | 3no fascia signs and 1no projecting hanging sign. | 10 - 11 Silver Street Durham DH1 3RB. It was **agreed** to note this application.

b) To discuss:

DM/24/01365/FPA | Carport structure to existing off-street car parking area | 1 Princes Street Durham DH1 4RP. It was **agreed** to note this application.

7. Supplementary Planning Document (SPD) consultation for the following SPDs:

The Committee noted that the following Supplementary Planning Document consultations had now gone live and agreed to engage positively on the consultation. As such, the Committee **agreed** to meet separately on 26th June in order to review these.

- Second draft of the Shopfront Design Guide Supplementary Planning Document (SPD)
- Second draft of the Energy Efficiency, Renewables, and the Historic Environment SPD
- First draft of the Non-Designated Heritage Assets SPD
- First draft of the Biodiversity SPD

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

28th June 2024

12th July 2024

26th July 2024

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

Signed,

G. Holland

**Chair of the City of Durham Parish Council Planning and Licensing
Committee
(28th June 2024)**