

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 28th June 2024

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

Also present: Mr A Shanley (Parish Clerk), Mr Roger Cornwell, Mr John Lowe and Mr James Mathewson (members of the public).

1. Welcome and apologies

Apologies were received and accepted from Councillor R Hanson.

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 14th June 2024

The minutes of the meeting held on 14th June 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 James Mathewson took the opportunity to thank the Committee for its recent objection letter to the substantive application for the St. Leonard's school proposal and advised that he had engaged a barrister recently to make his case for him on this proposal.

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.

5. Matters arising:

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

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 **approved** the follow-up response to this application.

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

DM/24/01439/CEU | Certificate of existing lawful use for restaurant (class E) | 19A North Road Durham DH1 4SG. The Clerk highlighted that the extractor system is the main issue with this proposal and that approval was granted for a

different extractor system to that proposed currently in 2020. The Clerk advised that he had followed up in writing with case officer to see whether this fell under permitted development rights. The Clerk advised that he would keep the Committee updated on this proposal.

DM/24/00976/FPA | Temporary change of use of the property from a C3 residential dwelling to C2 childrens home for a period of up to 3 years. | 19 Ferens Park Durham DH1 1NU. The Committee **noted** that this application had now been withdrawn by the applicant. It was **agreed** that the Committee should invite a representative of the Children's Services team to a future Committee meeting to find out more about how these applications are assessed.

DM/24/00990/TPO | Crown reduction and reshape of 1no Beech Tree by 20% (Amended Description) | 12 The Bowers Durham DH1 4EH. The Committee noted the recent amendments to this proposal and **agreed** to note them.

DM/24/00705/FPA | Redevelopment of 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), a hotel (Class C1) 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 areas to create outside terraces for leisure use (Levels 0 and 1) (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. The Committee **noted** this application is due to be heard at the forthcoming County Planning Committee meeting on 3rd July 2024. The Committee expressed concerns at the student numbers purported by the applicants in relation to the question of "need" in terms of Policy 16.2 as well as the S106 contribution proposed for Open Space enhancement. Councillor J Ashby **agreed** to represent the Committee at this hearing and Committee Members **agreed** to meet early next week to agree a statement for this hearing.

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

a) To note:

DM/24/01413/FPA | Single storey extension to the rear | 10 Chipchase Grove Durham DH1 3FA. It was **agreed** to note this application.

DM/24/01469/FPA | First floor side extension on top of existing garage | 26 North Crescent Durham DH1 4NE. It was **agreed** to note this application.

b) To discuss:

DM/24/00770/FPA | Single storey rear extension to create 1no 2-bedroom dwelling, new vehicle access and the installation of new perimeter fencing at a height of 1.8 metres. | 2 Palmers Close Church Street Head Durham DH1 3DN. It was **agreed** to object to this application and also call this application in to the Central and East Area County Planning Committee. The Clerk **agreed** to draft the response to this application.

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

Minor Variation of a premises licence by Nando's Chickenland Limited for Nando's. Unit 5, Walkergate. Durham. DH1 1SQ. It was **agreed** to note this application.

Application to vary a premises licence by Zaap Durham Limited for ZAAP. Durham, 20-21 The Riverwalk. Durham. DH1 4SL. It was **agreed** to note this application.

8. Consideration of the Regulation 7 Direction renewal consultation for the Durham City Conservation Area.

Members **agreed** to support the renewal application for the Regulation 7 Direction for the Durham City Conservation Area. The Clerk advised that he had drafted a proposed response to this consultation and this was unanimously **approved** by Members.

9. Proposed project with DCC on production of an evidence base for Non-Designated Heritage Assets (NDHAs) in the Conservation Area.

The Clerk advised that he, Councillor John Ashby and the City of Durham Trust had recently met with Lee Hall on a proposed project to carry out surveys for each of the (approximately) 330 non-designated heritage assets within the Durham City Conservation Area (not including those already surveyed and added as part of the Local List project).

The Clerk advised that Lee Hall is looking for volunteers to carry out this survey work within the coming weeks and that each individual NDHA needed to be assessed accordingly.

The Clerk advised that this would be a very big job for volunteers and that he hoped that at least 30 volunteers could be identified to support this work. The Clerk expressed gratitude to colleagues at the City of Durham Trust for their readiness and support with this project.

The Clerk advised that this work is very important and formed part of the Conservation Area Management Plan. The Clerk highlighted that there may be some assets which may be removed or in fact upgraded to being Listed, depending on the survey work.

The Committee agreed to work positively with DCC on this project but felt that the timescale of the project and the grading criteria of each asset needed further explanation.

The Committee also agreed that this should not fall to the Parish Council to project manage and filter responses.

The Clerk agreed to seek further clarity on the scope of the project from Lee Hall and also ask if an extension to the deadline of the end of July might be possible for this work.

10. Update on the Supplementary Planning Document (SPD) consultation for the following SPDs

The Clerk took the opportunity to thank Members for their support in June and meeting to discuss these SPDs in more detail. The Committee **agreed** to draft responses to all of the SPDs listed below with the original lead Member taking responsibility for drafting the Parish Council's response to each SPD consultation.

- 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

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

12th July 2024

29th July 2024

9th August 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
(12th July 2024)**