

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 13:00pm on Friday 15th November 2024

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

Also present: Mr A Shanley (Parish Clerk) and Councillor V Ashfield, Mr Roger Cornwell, Mr John Lowe and Mr Allan Gemmill (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 1st November 2024

The minutes of the meeting held on 1st November 2024 were unanimously **agreed** as a true and accurate record of proceedings.

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

Councillor V Ashfield advised that she 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 John Lowe also advised that he had previously expressed an interest to speak on the newly proposed Traffic Regulation Order in relation to the A691 Framwellgate Peth & The Gardens Millburngate which includes a prohibition on right turns as well as a no entry Order. Mr John Lowe advised that he had now had the opportunity to study these plans more thoroughly and he was content to see this approved. This was echoed by the Committee and it was **agreed** to note this TRO.

Mr Allan Gemmill 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)/ matter(s):

DM/24/02710/FPA | Full planning application for the partial demolition, refurbishment and retention of the existing college buildings, and

construction of a new two-storey teaching block and ancillary buildings (hay barn, sheep shed, grain store and bio-secure boot wash) with associated external works, substation, landscaping and access | East Durham and Houghall Community College Houghall Durham DH1 3SG. The Committee **approved** the response to this application.

DM/24/02806/FPA | Change of use of first floor offices to residential flat (Use Class C3) | 37 North Road Durham DH1 4SE. The Committee **approved** the response to this application.

DM/24/02829/VOC | Variation of Conditions 1 (Approved Plans), 2 (Floor Space and Use Classes), 5 (Travel Plan) and 10 (Ecology) pursuant to hybrid planning permission DM/20/01846/FPA, to create a Data Centre and ancillary office space (Use Class E(g)(ii)) with associated landscaping and infrastructure on Plot D. | Plot D Land At Aykley Heads Framwelgate Peth Durham DH1 5UQ. The Committee carefully considered the draft response by Jo-Anne Garrick to this consultation as well as the proposed amendments in relation to the design and landscape impact of this proposal and the fact that this was a deviation from the agreed Masterplan. The Committee were unable to agree their stance on these aspects of this application and therefore it was **agreed** that each Member should review the plans once more and respond to the Clerk in writing by 17:00pm on Monday 18th November to let him complete the draft response to this application.

DM/24/02888/RM | Reserved Matters submission for the matters of Appearance, Landscaping, Layout and Scale pursuant to hybrid planning permission DM/20/01846/FPA, to create a Data Centre and ancillary office space (Use Class E(g)(ii)) with associated landscaping and infrastructure on Plot D. | Plot D Land At Aykley Heads Framwelgate Peth Durham DH1 5UQ. The Committee carefully considered the draft response by Jo-Anne Garrick to this consultation as well as the proposed amendments in relation to the design and landscape impact of this proposal and the fact that this was a deviation from the agreed Masterplan. The Committee were unable to agree their stance on these aspects of this application and therefore it was **agreed** that each Member should review the plans once more and respond to the Clerk in writing by 17:00pm on Monday 18th November to let him complete the draft response to this application.

- **Application to vary a premises licence by News Express Limited for Shop Local. 5 New Elvet, Durham. DH1 3AQ.** The Committee **approved** the response to this application, with the additional comment relating to alcohol delivery and health implications being one of the main licensing objectives.

(b) To consider the latest update(s) on the following planning and/or licensing application(s):

DM/24/02200/FPA and DM/24/02161/LB | Convert the existing attic space to a bedroom with en-suite, including a new staircase from the 2nd floor, replacement skylights and alterations to existing bedrooms. Convert the outbuilding to an office space including alteration to the external walls and roof. | 90 Gilesgate Durham DH1 1HY. The Committee **noted** that these applications had now been withdrawn by the applicant.

DM/24/00766/FPA | 3 no 1.5 storey 2-bedroom dwellings with associated parking/turning area. | Land East Of 7 Church Street Villas Durham DH1 3DW. The Committee reviewed the latest plans associated with this application and **agreed** to maintain its objection to this proposal.

(c) To consider the outcome of the following planning and/ or licensing application(s):

DM/24/01551/FPA | Conversion of lower ground floor and part of the ground floor from retail (E) to form 1no small HMO (C4) | 37 - 38 Silver Street Durham DH1 3RD. The Committee **noted** that this application had now been approved at the Central and East Area County Planning Committee. The Committee thanked Councillor G Holland for representing the Parish Council at this hearing.

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

a) To note:

DM/24/02929/AD | Replacement of current 'US Unite Students' illuminated signage on side of Accommodation Block B| Rushford Court North Road Durham DH1 4RY. It was **agreed** to note this application.

DM/24/02959/FPA | Installation of air source heat pump| 29 Hastings Avenue Durham DH1 3QG. It was **agreed** to note this application.

DM/24/02967/TPO | From Beech 2 PN1-323 ID:T3 - (BT Pole No 321 - Pole No 1 - Pole No 2) Three spans of small diameter mixed species trees (Beech, Hawthorn, Elderberry to be pruned 2 metres under line height. Any small diameter branches 1 meter above line to be pruned, but not required to remove any significant branches within that 1 metre range. Ash 1 - Fell, Beech 1 - Remove three branches, Ash 2 - Fell, Sycamore 1 - PN1-323 ID: T10 - Remove lowest branch over Lowes Barn Bank and 20% canopy reduction over road, Beech 2 - ID: T3 - Lift canopy over Lowes Barn Bank and 20% canopy reduction, Beech 3 - ID: (Could be part of Beech group G2) Remove heavily weighted lowest limb over Lowes Barn Bank and 20% canopy reduction over road by 20%, Ash Group - Fell, Ash 3 - ID: T5 - Remove lowest branches over footpath and reduce height of stem leaning roadside. (Reduce sail area of stem to reduce potential failure.) Ash 4 - ID: T6 - Remove established regenerative growth from failed stem leaning over footpath | Stonebridge Mill Farm Lowes Barn Bank Nevilles Cross Durham DH1 3RU. It was **agreed** to note this application.

b) To discuss:

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. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee for determination. The Clerk **agreed** to draft the response to this application.

DM/24/02754/CEU | Certificate of existing lawful use for residential use of property | Building South of Houghhall Farm Farm Road Houghall DH1 3SN. It was **agreed** to note this application.

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

- **Minor variation of a premises licence by Mitchells and Butlers Leisure Retail Limited for Duke of Wellington, Darlington Road. Durham. DH1 3QN.** It was **agreed** to note this application

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

29th November 2024

It was **agreed** to review the number and content of applications received in advance of agreeing to the meeting on 13th December 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
(29th November 2024)**