

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Friday 27th June 2025

Present: Cllr L Brown (in the Chair), Cllr G Holland, Cllr R Cornwell, Cllr R Handy, Cllr C Lattin and Cllr S Walker.

Also present: Mr A Shanley (Parish Clerk), Mr John Ashby, Mr Allan Gemmill, Mr John Lowe and Mr Lee Smurthwaite.

1. Election of Chair of the Planning and Licensing Committee

Councillor L Brown was elected as Chair of the Planning and Licensing Committee. There were no other nominations.

2. Election of Vice-Chair of the Planning and Licensing Committee

Councillor G Holland was elected as Vice-Chair of the Planning and Licensing Committee. There were no other nominations.

3. Welcome and apologies

Apologies were received from Councillor P Layton.

4. To receive any declarations of interest from members

None received.

5. To receive and approve as a correct record the minutes of the meeting held on 22nd April 2025

The minutes of the meeting held on 22nd April were unanimously **agreed** as a true and accurate record of proceedings.

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

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

Mr Lee Smurthwaite identified himself as the applicant for DM/22/03574/FPA. Lee expressed frustration with the delays of the Council's Planning department and asked the Parish Council for help in getting the planning department to finally determine the application. He said the application has been pending for over 2 years and the site is deteriorating, so he was looking for advice or recommendations from the Committee on how to get the application determined.

Lee noted that originally the plan was to pivot the development towards PBSA, which the committee had previously discussed as a more viable use for the site. He said the planning officer advised him to get this C3 dwelling application approved first before submitting a new application for PBSA. The Committee advised that it would be happy to write to the planning department upon receipt of the new plans and ask them to make haste in determining this application, in recognition of the deteriorating state of this site.

7. Matters arising:

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

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 **approved** the response to this application.

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

DM/25/00901/PN56 | Prior Notification under Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of existing offices (Use Class E) into two residential units comprising a 2-bed flat accessed from Waddington Street and a 1-bed flat accessed from Flass Street | Durham C I U Headquarters Ltd Club Union House Flass Street Durham DH1 4EF. The Committee **noted** that this application had now been refused.

DM/24/00770/FPA | Single storey rear extension to create 1no 2-bedroom dwelling, and the installation of new perimeter fencing at a height of 1.8 metres | 2 Palmers Close Church Street Head Durham DH1 3DN. The Committee **noted** that this application had now been refused.

DM/25/00875/VOC | Removal of condition 4 of planning approval DM/20/01532/FPA to remove the holiday let restriction | Boutique Bed and Breakfast Woodland Barn Darlington Road Durham DH1 3ST. The Committee **noted** that this application had now been approved.

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. The Committee **noted** that this application had now been refused.

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

a) To note:

DM/25/01447/LB | Addition of hinged bar and handrail to improve the safety of occasional roof maintenance | Union Society Palace Green Durham DH1 3EP. It was **agreed** to note this application.

DM/25/01269/PN56 | Prior notification for the Installation of 55 23kWp solar panels and associated equipment| Nevilles Cross Primary School Relly Path Durham DH1 4JG. It was **agreed** to note this application.

DM/25/01593/FPA | Installation of replacement plant equipment| Sainsbury's Local Newcastle Road Crossgate Moor Durham DH1 4HX. It was **agreed** to note this application.

b) To discuss:

Amendments to DM/22/03574/FPA | Erection of 4no. C3 dwellings (Revised and Resubmitted) | Land To The Rear Of 63 Crossgate Durham DH1 4PR. It was **agreed** to note this application but Members also noted that the applicant would be submitting fresh plans for a PBSA use of this site and agreed to await new plans coming forward.

DM/25/01503/VOC | Variation of condition 2 (approved plans) pursuant to planning permission DM/21/04095/LB to allow the use of flat capping | Leazes Cottage Leazes Place Durham DH1 1RE. It was **agreed** to object to this application and also call this to Committee. Councillor G Holland **agreed** to draft the response to this application.

DM/25/01525/VOC | Removal of condition 12 (lift provisions) pursuant to planning permission DM/18/03487/VOC| The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to object to this application and also call this to Committee. Councillor L Brown **agreed** to draft the response to this application.

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

- **Pavement Licence Consultation - Fiik 12 Elvet Bridge, Durham.** It was agreed to note this application on the basis that Durham Police's response covered all of the main points of concern relating to the outdoor use of the premises and the proposed conditions were in accordance with the Parish Council's request.
- **Application for the grant of a premises licence by WLH Property NE Limited for Happiness 2 Barbecue Ground Floor, 17 North Road. Durham. DH1 4SH.** It was **agreed** to object to this application.
- **Application for the grant of a premises licence by Mr Kulasingam Chandramohan for Morrisons Daily. 5A North Road. Durham. DH1 4SH.** It was **agreed** to object to this application.

10. Update on the renewal application for the Regulation 7 Direction covering the Durham City Conservation Area

Members were happy to note that the renewal application for the Regulation 7 Direction covering the Durham City Conservation Area had now been approved, following the substantive response submitted by the Parish Council.

The Clerk **agreed** to look into the matter of the Conservation Area boundary and whether the proposed changes to this would impact on where this Direction covered within the City.

11. Proposal to establish a working group to consider the proposed Government reform of planning committees

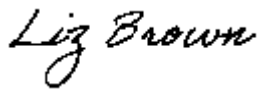
Members carefully considered the details of this new Government consultation and agreed to form a Working Group to look into this issue. It was **agreed** that the Clerk, Councillors L Brown, S Walker and R Cornwell should form this Working Group and report back to the next meeting of the Planning and Licensing Committee on this matter.

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

11th July 2025 at 10:00am via Zoom
25th July 2025 at 10:00am via Zoom

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

Signed,

A handwritten signature in black ink that reads "Liz Brown". The signature is written in a cursive, flowing style.

**Chair of the City of Durham Parish Council Planning and Licensing
Committee
(11th July 2025)**