

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Friday 11th July 2025

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

Also present: Mr A Shanley (Parish Clerk) and Mr John Ashby, Mr Allan Gemmill, Mr Francis Whalley, Mr John Lowe and Mr Ben Hoare.

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 27th June 2025

The minutes of the meeting held on 27th June 2025 were unanimously **agreed** as a true and accurate record of proceedings.

4. 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 Francis Whalley 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 Ben Hoare advised that he was attending the meeting with a particular interest in item 5 on the Agenda.

5. To consider the latest updates in relation to the re-development of the Hild/ Bede site

The Clerk advised that Savills, acting on behalf of Durham University, had submitted an environmental scoping document in February 2025 for the Hild/Bede site redevelopment. The Clerk advised that, even at this early stage, a number of statutory consultees have raised issues about the proposals. As a result of which, the University is now looking to hold off on progressing this development for the time being.

The Committee noted there is a lot of local interest, particularly in the Gilesgate and Upper Claypath areas of the City, due to the potential construction impacts and concerns over heritage and environmental impacts.

The Clerk advised that both the Parish Council and City of Durham Trust have been invited to a joint meeting on July 14th at 2pm in his office to discuss this further.

Councillor Cornwell advised that he would also like to find out whether the proposal to also build on the car park adjacent to Trev's College is also on hold during this meeting.

Mr Ben Hoare raised a number of concerns about this redevelopment and thanked the Parish Council for continuing to champion the interests of local residents on this matter.

6. To consider the latest updates in relation to the review of the County Durham Plan

The Committee noted that the annual housing requirement for County Durham has increased to around 2,200 homes per year, which is nearly double the current housing target.

Members expressed concern that the County Durham Plan review process will take 3 years and expressed doubts about 2,200 per year being a realistic target for County Durham to achieve.

Members noted that there may likely be significant pressure on the Durham City greenbelt due to its proximity to services and high land value.

Councillor R Cornwell discussed how during the Neighbourhood Plan process, the parish was limited in the sites it could propose for development due to needing landowner permission but expressed the hope that the Parish Council could positively engage with the *Call for Sites* process at an early stage.

There was discussion about the high number of empty properties across County Durham (around 9,000) and whether refurbishing and reusing existing properties could help meet housing targets rather than relying solely on new greenfield development.

Committee Members **agreed** to come to the next Planning and Licensing Committee with proposals for sites to be developed.

7. To consider the latest updates in relation to the Gilesgate and Belmont Neighbourhood Plan

The Clerk highlighted the excellent work of the Gilesgate and Belmont Neighbourhood Plan working group, which is pushing ahead with its plan. The Clerk also highlighted that, as a neighbouring parish, the City of Durham Parish Council would be a formal consultee on this plan.

The Clerk informed the Committee that he is meeting with the Working Group on July 17th to discuss the proposed policy on student accommodation.

The Clerk highlighted that the Gilesgate and Belmont Neighbourhood Plan is proposing to largely reflect Policy 16 on student accommodation, including measures like the 10% threshold for HMOs, but to go further with other key considerations such as the addressing the issue of sandwiching and linear development.

The Committee very much welcomed this work and also confirmed its intention to review the City of Durham Neighbourhood Plan, particularly in light of the new County Durham Plan. The Committee expressed its disappointment that funding has been withdrawn for Neighbourhood Planning by the Government.

8. To approve the proposed response to the Government's technical consultation on reform of local authority planning committees

The Chair presented a detailed report setting out the proposed responses to this consultation. The Chair also took the opportunity to thank Councillors S Walker and R Cornwell as well as the Clerk for their work on this important consultation.

It was **agreed** that the proposed responses should form the Parish Council's response to this consultation and that this report should be presented to Full Council for information.

9. Matters arising:

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

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. The Committee **approved** 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. The Committee **approved** the response to this application.

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. The Committee **noted** that this response had been withdrawn, given that the hours of operation for this premises are already in place.

Application for the grant of a premises licence by Mr Kulasingam Chandramohan for Morrisons Daily. 5A North Road. Durham. DH1 4SH. The Committee **approved** the response to this application.

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

Appeal decision on DM/24/02174/FPA | Conversion and subdivision of dwellinghouse (Use Class C3) with erection of single storey rear extension to form 2 No. apartments (Use Class C3) (description amended) | 9 Station Lane Gilesgate Durham DH1 1LJ. The Committee **noted** that this appeal had been dismissed.

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

a) To note:

DM/25/01327/FPA | Replacement of cricket nets and run off to match the existing, installation of synthetic surface transition area and a small multi-use synthetic grass area to the south of the new nets within the existing fenced enclosure, erection of 3m high steel fence with double access gates to training area and to storage area | Durham City Cricket Club Green Lane Durham DH1 3JU. It was **agreed** to note this application.

DM/25/01635/TPO | Pollard Willow (T1) leaving stem at height of 2m. | 7 The Bowers Durham DH1 4EH. It was **agreed** to note this application.

DM/25/01460/FPA | Installation of travelling irrigation system to rugby pitch at Durham City Rugby Club. System comprises underground water and power supply from the clubhouse to 2 number 15000 litre water tanks and to 3 connections points at one end of the pitch for a travelling sprinkler to connect to | Durham City Rugby Club Green Lane Durham DH1 3JU. It was **agreed** to note this application.

DM/25/01700/FPA and DM/25/01701/LB | Proposal to install a rise and fall gate/bollard system at site entry, new gates to access garden areas, new security window to side elevation, replacement of rear retail unit doors, new glazed doors serving the apartment units, new bin storage structure, installation of air conditioning units, new signage over arched entry, repair and smooth render, repainting, replace dappled windows glazing, clean brickwork and tidy cabling within garden area 2, repair render in garden area 3, reconfiguration of layouts and introduce planting within all three garden areas, removal of internal lobby desk and internal doors | Three Tuns 10 New Elvet Durham DH1 3AQ. It was **agreed** to note these applications.

DM/25/01736/LB | Refurbishment of existing sashes across front and rear elevation to provide double glazing | 198 Gilesgate Durham DH1 1QN. It was **agreed** to note this application.

DM/25/01497/TPO | Fell as close to ground level as practical of 1no Sycamore (T46), Lime (T61) and Ash (T63) | Komorebi Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/25/01728/FPA | Replacement of front entrance door and first floor window to the front elevation, and renovation of the existing sliding sash windows | 47 Albert Street Durham DH1 4RJ. It was **agreed** to note this application.

b) To discuss:

DM/25/01677/PA56 | Installation of mesh fence up to a height of 1.15 metres (to the top of the existing parapet), with a curved 460mm wire section (with supports at 1.5 metre intervals) extending over the whole length of the viaduct | Durham Railway Viaduct South West of Train Station Station Approach Durham DH1 4RB. It was **agreed** to support this application. Councillor S Walker and the Clerk **agreed** to draft the response to this application.

DM/25/01746/FPA | The existing detached property is to be demolished and a new detached property is to be built over the footprint of the existing. The new property is a two-storey residential block with a pitched roof, a single storey entrance block with a flat roof, and a single storey garage with a pitched roof | 7 Almoners Barn Durham DH1 3TZ. It was **agreed** to note this application.

DM/25/01666/FPA and DM/25/01667/AD | This application relates to the installation of a modern, multifunction Hub unit featuring an integral

advertisement display and defibrillator | Land To The East Of Elvet Riverside 1 New Elvet Durham DH1 3JT. It was **agreed** to object to these applications. Councillor R Cornwell **agreed** to draft the response to these applications.

DM/25/01669/FPA and DM/25/01670/AD | Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator| Pavement to the North East Of 18 North Road Durham DH1 4SH. It was **agreed** to object to these applications. Councillor R Cornwell **agreed** to draft the response to these applications.

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

- **Minor variation of a premises licence by JD Wetherspoon PLC for The Bishops Mill, Unit 1 & 2. Freemans Place. Walkergate. Durham. DH1 1SQ.** It was **agreed** to note this application.
- **Application for the grant of a premises licence by WH Smith Travel Holdings Limited for WH Smith. South Platform Railway Station. Station Approach. North Road Durham. DH1 4RB.** It was **agreed** to note this application.

12. To approve the adoption of the new licensing training document

Members unanimously **approved** the licensing training document produced by the Clerk and Councillor S Walker and thanked colleagues for their exceptional work on this.

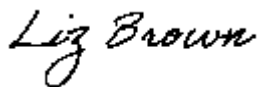
13. Dates of future meeting(s) of this Committee:

25th July 2025 at 10:00am via Zoom

5th September 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,



**Chair of the City of Durham Parish Council Planning and Licensing Committee
(25th July 2025)**