

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Friday 25th 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), Mr Allan Gemmill and Mr John Lowe (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 11th July 2025

The minutes of the meeting held on 11th July 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 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.

5. To consider proposed response to the County Durham Plan "Call for sites" consultation.

The Committee agreed that the Parish Council should respond positively to this Call for Sites consultation. There was discussion around a few potential sites and Members **agreed** to propose the following sites:

- No more than 6 dwellings on the former shell garage site next to the A167 (a density previously suggested in the Council's Strategic Housing and Land Availability Assessment).
- No more than 5 dwellings on the (recently demolished) former R W D Motor Body Repairers at Back Western Hill.
- No more than 27 units of accommodation at Holly Street (the previous scheme for this site has now seen its planning consent lapsed).
- A hotel allocation at the land formerly occupied by 13-17 Claypath (which appears to be DCC's ongoing intention for the site).

In considering this consultation, Members also re-confirmed their stance against any new development within the Green Belt in and around the parish and their support for retaining Aykley Heads as a Strategic Employment Site.

6. Durham City Conservation Area Management Plan (CAMP) - Phase 2 Consultation

The Committee **agreed** to divide up the different character area appraisals contained in the plan, with each member taking responsibility for reviewing one or two areas in detail. This was agreed as follows:

- Councillor Phil Layton - Elvet Conservation Area
- Councillor Susan Walker - Framwellgate Conservation Area
- Councillors Grenville Holland and Carole Lattin - Old Durham Conservation Area
- Councillor Roger Cornwell - Hill Colleges Conservation Area
- Councillor Liz Brown - Crossgate Conservation Area
- Councillor Rory Handy - Gilesgate Conservation Area
- Adam Shanley - Peninsula and Riverbanks Conservation Area

There was general agreement that the appraisals were a comprehensive and well-researched set of documents. However, some Members noted there were a few factual errors or omissions that they would feed back on.

Mr John Lowe highlighted some issues with the Peninsula appraisal which he felt could be improved.

The Committee **agreed** they would provide detailed feedback on the different character area appraisals, focusing on ensuring the management suggestions were as robust as possible. It was agreed that each Member should provide their own appraisal ahead of the next Planning and Licensing Committee meeting.

7. Matters arising:

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

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. The Committee **approved** 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. The Committee **approved** the response to these applications.

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

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

DM/25/01380/LB | Installation of anti-trespass fencing along internal face of both viaduct parapets 2.3 m high from track level for a length of 250 metres | Durham Railway Viaduct South West of Train Station Station Approach Durham DH1 4RB. Members **noted** that this application has now been approved.

DM/24/00149/FPA | Construction of purpose-built student accommodation (Sui Generis) with associated car and cycle parking, pedestrian infrastructure and landscaping (amended plans received 04.12.2024) | Land To The North West of Melbury Court Old Dryburn Way Durham DH1 5SE. Members **noted** that this application has now been formally approved and that the S106 monies attached to this development had been earmarked towards playpark equipment.

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

a) To note:

DM/25/01777/FPA | Proposed external refurbishment including stone & masonry repairs, door & window replacement together with replacement roof tiles & dormer windows | 4A, 4B And 4C Parkside Durham DH1 4RE. It was **agreed** to note this application.

DM/25/01619/FPA | Replacement of 6no. windows to both the front and rear of the property| Sydney Grove 12 Crossgate Peth Durham DH1 4PZ. It was **agreed** to note this application.

DM/25/01779/TPO | PN1-309. W1. Ash - fell as close to current ground level as practical | Land to the West Of 2 Chipchase Grove Durham DH1 3FA. It was **agreed** to note this application.

DM/25/01857/FPA| Ground floor, single story extension to side, integral garage conversion, internal reconfiguration and associated external alterations | 64 Archery Rise Durham DH1 4LA. It was **agreed** to note this application.

DM/25/01907/FPA| Replacement of existing roof tiles and replacement of existing rainwater gutters and downpipes | Harrison House 1 Hawthorn Terrace Durham DH1 4EL. It was **agreed** to note this application.

b) To discuss:

Appeal for DM/24/00766/FPA | 3no 1.5 storey 2-bedroom dwellings with associated parking/turning area | Land East Of 7 Church Street Villas Durham DH1 3DW. The Committee **agreed** to submit a rebuttal to this appeal. The Clerk **agreed** to draft this rebuttal.

DM/25/01680/AD and DM/25/01749/LB |Replacement signage comprising 1no externally illuminated double-sided hanging sign upon existing bracket, 1no externally illuminated fascia sign, 1no non-illuminated door plaque and fascia sign, 1no internally illuminated menu case plus 6no window vinyls | The Library 45 - 46 Saddler Street Durham DH1 3NU. The Committee **agreed** to object to these applications. Councillor L Brown **agreed** to draft the response to these applications.

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

- **Application for a New Club Premises Certificate by Dunelm Club Limited for Dunelm Club, 55 Old Elvet. Durham. DH1 3HN.** It was **agreed** to note this application.

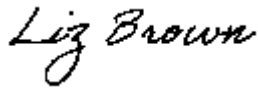
10. Dates of future meeting(s) of this Committee:

5th September 2025 at 10:00am via Zoom

19th 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,

A handwritten signature in black ink that reads "Liz Brown". The signature is written in a cursive style with a large, stylized 'L' and 'B'.

**Chair of the City of Durham Parish Council Planning and Licensing Committee
(8th September)**