

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Friday 3rd October 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), Dr Francis Whalley, Mr John Lowe and Mr John Ashby (members of the public).

1. Welcome and apologies

Apologies were received from Councillor L Brown and therefore Councillor G Holland (Vice-Chair) chaired this meeting of the Committee. The Chair accepted that Councillor S Walker was attending as a substitute for Councillor L Brown.

2. To receive any declarations of interest from members

Councillor S Walker declared an interest in application DM/25/02384/FPA and took no part in the discussion or vote on this application.

3. To receive and approve as a correct record the minutes of the meeting held on 19th September 2025

The minutes of the meeting held on 19th September 2025 were unanimously **agreed** as a true and accurate record of proceedings.

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

Dr 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 John Ashby advised that he was attending the meeting with a general interest in all agenda items.

5. Matters arising:

(a) To approve the responses to the following planning application(s):

25/00033/ENF | Appeal against Operational Development Enforcement Notice dated 10 July 2025 - relating to re-roofing and replacement windows | 30 May Street Durham DH1 4EN. The Committee **approved** the response to this appeal.

25/00034/ENF | Appeal against Enforcement Notice for Breach of Conditions dated 10 July 2025- relating to DM/19/03007/FPA | 30 May Street Durham DH1 4EN. The Committee **approved** the response to this appeal.

DM/25/02307/FPA | Creation of an 8-bedroom HMO by enlarging and extending existing HMO, including change of use of vacant café | 19 And 19A Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

DM/25/02345/LB | Replacement of all windows and internal alterations | 26 Old Elvet Durham DH1 3HY. The Committee **approved** the response to this application.

DM/25/02344/FPA | Change of use from seminar and lecture rooms (use class F1) to dwellinghouse (C3) | 26 Old Elvet Durham DH1 3HY. The Committee **approved** the response to this application.

DM/25/02470/FPA | Shopfront alterations and installation of external plant equipment to north elevation consisting of 2 no extraction grills and AC condenser | Dunelm Garage Darlington Road Durham DH1 4PE. The Committee **approved** the response to this application.

DM/25/02009/FPA | Change of use of vehicle showroom premises (Sui Generis) to Class E | Dunelm Garage Darlington Road Durham DH1 4PE. The Committee **approved** the response to this application.

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

DM/25/00762/FPA | Hybrid application comprising full planning permission for the construction of 140 dwellings, primary site access and associated SuDS and landscaping; and outline planning permission with all matters reserved for the construction of up to 260 dwellings, local centre incorporating retail (up to 4,000 sqft) (Use Class E) and mini-mobility hub, and associated SuDS and landscaping (Amended Description) | Red Barns Brandon Durham DH7 8DA. The Committee **noted** the recent amendments to this application and **agreed** to maintain its objection to this proposal.

(c) To consider the outcome of the following planning/ licensing applications in the parish area:

DM/25/01939/FPA | Retrospective application for the installation of UPVC window units with bottom openings in a mock sash style of top hung timber casement windows | 45 The Avenue Durham DH1 4ED. The Committee **noted** that this application had now been approved.

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

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

a) To note:

DM/25/02544/FPA and DM/25/02545/LB | Retrospective application for replacement of conservatory glazed roof with conservation style slate roof and rooflights | 28A Church Street Durham DH1 3DG. It was **agreed** to note this application.

DM/25/02495/VOC | Variation of Condition 1 (approved plans) and condition 13 (BMMP) pursuant to planning permission DM/24/02605/VOC to

allow a revised fire escape design and amended BNG strategy. | DLI Museum Durham DH1 5TU. It was **agreed** to note this application.

DM/25/02006/FPA | Two storey side and rear extension. Widened pavement crossing and increase car parking area | 18 Geoffrey Avenue Durham DH1 4PF. It was **agreed** to note this application.

DM/25/02464/TPO | See attached arboricultural statement justifying the removal of a declining coniferous tree | Almet Barn 3 Almoners Barn Durham DH1 3TZ. It was **agreed** to note this application.

DM/25/02093/FPA | Erection of sculpture | Sheraton House Sheraton Park Durham DH1 4FL. It was **agreed** to note this application.

DM/25/02666/TPO | Sycamore (T1) - felling and removal, Sycamore (T2) - monolith to 5m, Ash (T3) - pollard to 40% crown removal, Ash, Hawthorn, Sycamore (G1) - felling and removal, 2no Ash (G2) - felling and removal | The Story Mount Oswald South Road Durham DH1 3TQ. It was **agreed** to note this application.

b) To discuss:

DM/25/02475/VOC | Variation of Condition 2 (approved plans) of planning permission DM/24/00149/FPA (PBSA) to amend internal layout and external appearance to improve access, maintenance, safety and sustainability | Land To The North West Of Melbury Court Old Dryburn Way Durham DH1 5SE. It was **agreed** to note this application.

DM/25/02038/FPA | Proposed change of use of the upper floors, including internal alterations, to create two 4-bed apartments (Use Class C4) at 19 - 20 Market Place Durham DH1 3NL accessed from Market Chambers (21 Market Place Durham DH1 3NJ) | 19 Market Place Durham DH1 3NL. It was **agreed** to note this application.

DM/25/02602/FPA | Change of use of the upper floors to create a 5-bed HMO (use class C4) and alteration to shop front to create separate access to HMO | 13 - 15 Silver Street Durham DH1 3RB. It was **agreed** that the Parish Council should submit a comment on this application, owing to some safety issues in relation to the application as presented. Councillor R Cornwell **agreed** to draft the response to this application.

DM/25/02384/FPA | Installation of a garden shed to store garden tools and potting shed to house tender young plants before planting out and general gardening work. This part of the initial development of our community garden | Lowes Barn Community Centre Park House Road Durham DH1 3QF. It was **agreed** to note this application.

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

17th October 2025 at 10:00am via Zoom

31st October 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,

Liz Brown

**Chair of the City of Durham Parish Council Planning and Licensing
Committee
(17th October 2025)**