

# City of Durham Parish Council

**Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 9<sup>th</sup> January 2026.**

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

**Also present:** Mr A Shanley (Parish Clerk), Mr John Ashby, Dr Francis Whalley and Mr John Lowe (members of the public).

## **1. Welcome and apologies**

Apologies were received and accepted from Councillors C Lattin and R Handy. The Chair accepted that Councillor S Walker was attending the meeting as a substitute for Councillor C Lattin.

## **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 28<sup>th</sup> November 2025**

The minutes of the meeting held on 28<sup>th</sup> November 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.

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.

## **5. Government consultation on a revised National Planning Policy Framework: proposed reforms and other changes to the planning system**

The Committee discussed the wide-ranging Government consultation on proposed reforms to the National Planning Policy Framework (NPPF). Adam Shanley provided a comprehensive briefing note outlining the key areas of change, which the Committee had reviewed prior to the meeting.

The Committee acknowledged the scale and complexity of the consultation, which contains approximately 245 questions. It was agreed that the Committee would not attempt to respond to each individual question, but would instead focus on the specific sections and topics of greatest significance to the parish.

The Clerk highlighted several areas of particular concern, including the proposed "presumption in favour of sustainable development" for applications within urban areas, changes to developer contributions and revisions to Article 4 Directions.

It was agreed that the Committee would divide up the work to review the various aspects of the consultation as follows:

- Councillor P Layton - national minimum density questions.
- Councillor G Holland - Green Belt questions.
- Councillor L Brown - Heritage questions.
- Councillor R Cornwell – Article 4 Directions.
- Mr Adam Shanley - presumption in favour and developer contributions questions.

The Committee also discussed the potential impact of the reforms on the Durham World Heritage Site and agreed that Adam Shanley's briefing note should be shared with the World Heritage Site Strategic Partnership Board to inform their response to the consultation. John Lowe offered to facilitate this.

Given the breadth and complexity of the consultation, the Committee resolved to hold a special meeting to further discuss their findings and formulate a comprehensive response before the consultation deadline in March. The Clerk was tasked with coordinating this special meeting.

## **6. Report on proposed Article 4 Direction relating to the loss of front gardens in Durham City**

The Committee considered the report prepared by Jo-Anne Garrick on the proposed Article 4 Direction to address the growing concern over the loss of front gardens in specific areas of Durham City.

The Committee reviewed the areas identified in the report as being of particular concern, namely the east and west of Fieldhouse Lane. Councillor G Holland highlighted that the issue was not limited to HMOs, but was also affecting private residences in the North End area.

The Committee discussed the appropriate geographical scope of the Article 4 Direction and agreed that this is appropriate.

The Clerk proposed that the Committee endorsed the areas identified in Jo-Anne's report as the appropriate focus for the Article 4 Direction. The Committee agreed this was a pragmatic approach. Regarding the next steps, the Committee resolved that the Clerk should liaise with Jo-Anne to finalise the report and then present it to the next Full Council meeting, with a recommendation to seek a meeting with Durham County Council officers Stephen Reed and Sarah Eldridge to discuss the proposed Article 4 Direction.

The Committee **agreed** the importance of securing the Article 4 Direction to protect the remaining front gardens in the identified areas, recognising the detrimental impact that their loss was having on the character and environment of Durham City.

## **7. Matters arising:**

### **(a) To approve the responses to the following planning/ licensing application(s)/ appeal(s):**

**DM/25/03094/FPA** | Change of use of ground floor shop from retail (Class E) to a high-end cocktail bar (Sui Generis). Replace existing entrance doors, install retractable awning and internal reconfigurations | 19 Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

**DM/25/03199/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 change of use of the 1st floor of Bridge House from Class E to six C3 residential dwellings | First Floor Office Bridge House North Road Durham DH1 4PW. The Committee **approved** the response to this application.

**DM/25/03454/PN56** | Prior approval for change of use and internal alterations of part of the first floor from class E to two 1-bed apartments (class C3) | First Floor 58 - 62 North Road Durham DH1 4SQ. The Committee **approved** the response to this application.

**DM/25/03389/OUT** | Outline planning permission for access and all other matters reserved for the construction of 2no. dwellings with attached garages, demolition of the stable block, conservatory extension on Fernhill and erection of a garage | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ. The Committee **approved** the response to this application.

**DM/25/02933/FPA** | Single storey rear and side extension, two storey rear extension, raising of ridge height including reroofing, 2no. dormers to rear and rooflights to front and rear, associated alterations to fenestration | 4 North End Durham DH1 4NG. The Committee **approved** the response to this application.

**Appeal for 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 **approved** the response to this appeal.

**Application for the grant of a premises licence** by Muztard Limited for Muztard Social Kitchen 25 and 26 Silver Street Durham DH1 1RD. The Committee **approved** the response to this application.

**Application for the grant of a premises licence** by Canny Folk Limited for Mother Mercy 19 Silver Street Durham DH1 3RB. The Committee **approved** the response to this application.

### **(b) To consider the outcome of the following planning application(s)/ appeal(s):**

**DM/25/02965/VOC** | Application to vary Condition 2 (Approved Plans) to amend the internal layout of the dwelling and Condition 4 (Bedroom Restriction) to allow subdivision of the ground floor to create an additional bedroom bringing the total number from four to five pursuant to planning permission DM/23/02118/FPA | 12 The Hallgarth Durham DH1 3BJ. The Committee **noted** that this application had been refused and that the Clerk would be following up with enforcement on this particular case.

**DM/25/02516/AD** | New signage to update the business logo | 84 Claypath Durham DH1 1RG. The Committee **noted** that this application had now been approved however with the reduction in luminance levels requested by the Parish Council.

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

**DM/25/02827/FPA** | Change of use from office to purpose-built student accommodation (Sui Generis), commercial space (Class E) and external alterations to building | 7 Atherton Street Durham DH1 4DJ. The Committee carefully considered the amendments to this application and agreed to withdraw its objection to this scheme on the basis that the applicant complies with a request that additional pedestrian safety signage form part of the construction management plan when construction is taking place given the road traffic issues in this area. The Clerk **agreed** to communicate this to the applicant directly.

**Applications DM/18/02983/FPA, DM/21/02519/TCA and DM/21/02697/FPA** | Farnley Tower The Avenue Durham DH1 4DX. Councillor R Cornwell highlighted that these applications had sat undetermined for some significant length of time. It was **agreed** that the Clerk should write and formally request that these proposals be "finally disposed of".

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

**a) To note:**

N/A

**b) To discuss:**

N/A

**9. To consider the following new licensing application(s) within the City of Durham Parish area:**

**Application for the grant of a premises licence by Marsden-Knight Limited for Brasserie Quartier. 38 High Street. Durham. DH1 3UL.** It was **agreed** to note this application.

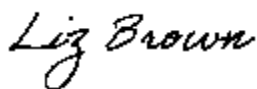
**10. Dates of future meeting(s) of this Committee:**

23<sup>rd</sup> January 2026 at 10:00am via Zoom

6<sup>th</sup> February 2026 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**

**(23<sup>rd</sup> January 2026)**