

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Friday 20th February 2026

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), Ms Nicolla Allan (Trinity Barristers), Mr John Ashby, Mr Allan Gemmill and Mr John Lowe (members of the public).

1. Welcome and apologies

Apologies were received from Councillor P Layton. The Chair accepted that Councillor S Walker was attending the meeting as a substitute for Councillor Layton.

2. To receive any declarations of interest from members

Councillor C Lattin declared an interest in application DM/25/01398/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 6th February 2026

The minutes of the meeting held on 6th February 2026 were unanimously **agreed** as a true and accurate record of proceedings.

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

Ms Nicola Allan, planning barrister and agent for application DM/26/00203/FPA, provided extensive background information on the circumstances leading up to the application. Nicola explained that the kiln was located on land owned by Mrs Watson, whose family had lived at the nearby Kepier property for generations. The kiln was in a derelict state, having been unused for around 60 years, and was leased to Northern Power Grid for their operational training site.

Nicola advised that Mrs Watson was unaware that the kiln was within a Conservation Area, and was concerned about trespassers, including young people, accessing the unsafe structure. Given these safety risks, Nicola advised that her client had demolished the kiln.

Nicola noted that under planning law, the maximum that could be required would be to replicate the previous structure, not rebuild it fully. Nicola highlighted that the application proposes rebuilding the kiln's footings to a low height and installing an interpretive board on adjacent land to record the history of the site.

Several committee Members expressed concerns about setting a precedent for allowing demolition of non-designated heritage assets, even in cases of genuine error. There was debate around Northern Power Grid's responsibility for the kiln's condition and whether they had been properly consulted.

The Committee felt that this retrospective application was contrary to the development plan on both heritage and ecological grounds and ultimately voted to object to the proposal, supporting the case put forward by the Council's Design and Conservation Officer against this application.

5. Consultation on a revised National Planning Policy Forum (NPPF)

The Clerk reminded Members that the Government has launched a formal consultation entitled "*Proposed reforms to the National Planning Policy Framework and other changes to the planning system*".

From the assessment undertaken, Members agreed that what is being proposed represents one of the most extensive revisions of national planning policy since the NPPF was first introduced and certainly adds to the significant changes made in December 2024, as the Government sets out a route to build 1.5million new homes by the end of this Parliament.

In contrast to the December 2024 NPPF, which largely refined and consolidated existing policy, the December 2025 consultation proposes a more fundamental restructuring of national planning policy. The Clerk advised that the draft Framework is reorganised into two distinct parts: plan-making policies and national decision-making policies.

The stated intention is to reduce duplication between local plans and national policy, increase certainty in decision-making, and move towards a more rules-based system. The Clerk noted that this represents a significant shift from the current approach, where local plans frequently repeat and interpret national policy.

The Clerk reminded Members that, given the extent of the consultation, it had been agreed that Members should focus their analysis and responses on areas of the framework which are particularly relevant to the City of Durham parish area; namely green belt policy, heritage policy, strengthening the presumption in favour, developer contributions and minimum density.

Members unanimously **approved** the responses set out within the report and agreed to recommend these to Full Council in February. The Chair thanked all Members involved in this work.

6. Durham City Conservation Area Management Plan (CAMP) Phase 3 Consultation

The Committee firstly noted that the guidance on understanding and assessing development impacts on the World Heritage Site setting had been packaged with the CAMP consultation, albeit this is a separate guidance document.

The Committee reiterated its previous concerns that the guidance fails to adequately address views outwards from the World Heritage Site.

The Committee were content to note that the Conservation Area and its constituent sub-character areas had not changed their boundaries. Albeit the Council noted with regret that neither Grey College nor Collingwood College had been included in the Hill College Conservation Area, this was now accepted as being DCC's preference.

The Committee did not raise any additional comments or concerns about the council's CAMP Phase 3 consultation response.

7. Matters arising:

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

DM/26/00137/FPA | Two storey rear extension to existing small HMO | 23 Mistletoe Street Durham DH1 4EP. The Committee **approved** the response to this application.

DM/25/03614/FPA | Recover roof and install 2 velux windows. Replace windows and external doors |11 Mowbray Street Durham DH1 4BH. The Committee **approved** the response to this application.

DM/26/00033/FPA | Replacement roof, windows & doors, additional windows to the rear, installation of PV & ASHP to the rear|30 Albert Street Durham DH1 4RL. The Committee **approved** the response to this application.

DM/26/00177/FPA | Alterations to facilitate level access for wheelchair users and persons with ambulant disabilities. Alterations to the main entrance door, including removal of the stone threshold steps. Lowering a portion of the internal floor with the provision of a platform lift | NatWest 12 Market Place Durham DH1 3NG. The Committee **approved** the response to this application.

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

DM/25/03556/FPA | Proposed replacement of existing timber windows with new UPVC box sash windows on the front elevation | 26 Lawson Terrace Durham DH1 4EW. The Committee **noted** that this application had been refused.

DM/25/02192/VOC | Variation of condition 2 (approved plans) pursuant to planning permission DM/22/00416/VOC to allow for changes to extend the previously approved ground floor extension and alterations to front porch (amended description) | Beau View Quarry House Lane Crossgate Moor Durham DH1 4JA. The Committee **noted** that this application had been approved, however also **agreed** to follow up on the requested condition relating to the permeable material for the driveway.

DM/25/01503/VOC | Variation of condition 2 (approved plans) pursuant to planning permission DM/21/04095/LB to allow an increase in height. (amended description) | Leazes Cottage Leazes Place Durham DH1 1RE. The Committee **noted** that this application had been refused and thanked Councillor L Brown for representing the Parish Council at this Committee meeting.

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

Appeal for 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 **agreed** to simply note this appeal without making any further representation on this.

Amendments to 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 **noted** the amendments to this application and agreed to withdraw its objection to this proposal.

Amendments to DM/25/02345/LB | Replacement of rear windows, repair to front elevation windows and internal alterations | 26 Old Elvet Durham DH1 3HY. The Committee **noted** the amendments to this application and agreed to withdraw its objection to this proposal.

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

a) To note:

DM/26/00130/FPA | Internal subdivision of no.7 The College to create 1no. additional dwelling for residential use | 7 The College Durham DH1 3EQ. It was **agreed** to note this application.

DM/26/00254/VOC | Variation of condition 2 (Approved Plans) for the reduction in width of the single storey rear extension pursuant to planning permission DM/19/00256/FPA | 193 Gilesgate Durham DH1 1QN. It was **agreed** to note this application.

DM/26/00180/FPA | Proposed door and window replacement | Highgate House Flass Vale Durham DH1 4BN. It was **agreed** to note this application.

b) To discuss:

DM/26/00274/VOC | Variation of Condition 2 (approved plans) in relation to application DM/23/03088/FPA to retain the existing garage, change materials from stone to timber, and replace approved drawings with the revised | 9 Crossgate Peth Durham DH1 4PZ. It was **agreed** to object to this application and also call this to Committee. Councillor R Cornwell **agreed** to draft the letter in response to this application.

DM/26/00203/FPA | Demolition of brick kiln (retrospective) and reinstatement of footings with interpretation board | Kepier Farm Kepier Lane Gilesgate Durham DH1 1LB. It was **agreed** to object to this application. The Clerk **agreed** to draft the letter in response to this application.

DM/25/03137/FPA | Demolition of 2no. false chimneys on block of domestic flats and re-roof over | 4A-F Old Dryburn Way Durham DH1 5SE. It was **agreed** to note this application.

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

- **Application to vary a premises licence by Durham Cathedral for Claustal Buildings. Durham Cathedral. The College. Durham. DH1 3EH.** It was **agreed** to note this application.

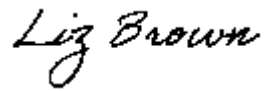
10. Dates of future meeting(s) of this Committee:

6th March 2026 at 10:00am via Zoom

20th March 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,

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
(6th March 2026)**