City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 10:00am on Friday 29th May 2026

Present: Cllr G Holland (in the Chair), Cllr R Cornwell, Cllr C Lattin and Cllr P Layton.

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

1. Welcome and apologies

Apologies were received from Councillors L Brown and R Handy.

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 15th May 2026

The minutes of the meeting held on 15th May 2026 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 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.

Dr Francis Whalley 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/ licensing application(s)/ appeal(s):

Letter to DCC Cabinet Member responsible for HMO Licensing in relation to recent cases within the City of Durham parish area. Members approved the draft letter to DCC.

Application for the grant of a premises licence by CD Wines Ltd for Norse 26 Market Place. Durham. DH1 3NJ. Members **approved** the response to this application.

DM/26/01032/FPA | Change of use of 3 bed dwellinghouse (C3) to 3 bed HMO (C4) including cycle parking and bin storage | 27 St Bedes Close Crossgate Moor Durham DH1 4AA. Members **approved** the response to this application.

DM/26/00611/FPA | Demolition of existing rear extension and replace with single storey bedroom extension and loft conversion to existing HMO| 5 High Wood View Durham DH1 3DT. Members **approved** the response to this application.

DM/26/00940/FPA | Remove part of the garden wall and hedgerow beyond the final parking area space to create off street parking for use of the residents of the property, and using low wooden gates | Crestholme. The Avenue. Durham DH1 4DX. Members **approved** the response to this application.

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

DM/26/00566/FPA | Revised scheme incorporating amendments, for the redevelopment of the existing shopping centre, comprising partial demolition of the shopping centre above the existing mall level (Levels 5 and above) and erection of replacement commercial units (Class E), and purpose-built student accommodation (Sui Generis) at Level 5 and above, along with a new outdoor public square and public realm improvements. External alterations to the boat repair and maintenance workshop including use of external area to create outside terrace (Class E), external alterations to the elevations of the retained areas of the shopping centre and car park, hard and soft landscaping and other associated works | Prince Bishops Shopping Centre High Street Durham DH1 3UJ. Members **noted** that this application was due to be heard at the County Planning Committee on 2nd June and **agreed** not to be represented at this meeting, having submitted a substantive response to the application.

DM/26/00394/FPA | Replacement of 1.0m wrought iron railings to south boundary adjacent to public footpath with solid 1m high brick wall including 1.8m high brick pillars and railings (revised) | 33 Richardby Crescent Durham DH1 3TY. Members **welcomed** the recent amendments to this proposal following the response from the Police Architectural Team

DM/26/00766/LB | Listed building consent for the change of use of the upper floors, including internal alterations and roof alteration, to create three apartments (House in Multiple Occupation - Use Class C4) | 6 - 7 Market Place Durham DH1 3HL. Members **noted** the recent amendments to this application and **agreed** to maintain the Parish Council's objection and call-in request.

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

a) To note:

DM/26/01161/AD | 1no replacement non-illuminated projecting sign | Vodafone 33 Silver Street Durham DH1 3RD. It was **agreed** to note this application.

DM/26/01201/TPO | T1 - Sycamore - Fell to ground level | Zen Bar Court Lane Durham DH1 3JS. It was **agreed** to note this application.

DM/26/01203/TPO | T1 Sycamore- reduce and reshape by 2-3m T2 Ash- reduce and reshape by 2-3m|Southlands Gilesgate Durham DH1 1QN. It was **agreed** to note this application.

b) To discuss:

DM/26/01146/FPA | Demolish the existing dilapidated timber garage and construct a detached double garage | 14 Grays Terrace Crossgate Moor Durham DH1 4AU. It was agreed to object and call-in this application. The Clerk **agreed** to draft the response to this application.

DM/26/01224/FPA | Replacement windows, exterior decoration, new entrance gates and the laying of hard surface finishes | 46 Hallgarth Street Durham DH1 3AT. It was **agreed** to note this application.

DM/26/01239/FPA | Change of use of the ground floor premises from Class E use to a small-scale cocktail lounge/bar (Sui Generis), operating primarily through seated table service, and associated internal alterations | 27 Silver Street Durham DH1 3RD. It was **agreed** to request that further consideration be given for accessible toilets as part of the scheme. Councillor C Lattin **agreed** to draft the response to this application.

7. To consider the following new licensing applications in the parish area

Application for the grant of a premises licence by Mockingbird Durham Limited for Mockingbird.27 Silver Street. Durham. DH1 3RD. It was **agreed** to note this application.

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

22nd June 2026 at 11:00am via Zoom
20th July 2026 at 11:00am via Zoom

There being no further business, the Chair thanked all attendees for their attendance and contributions and closed the meeting.

Signed,

G. Holland

Chair of the City of Durham Parish Council Planning and Licensing Committee
(22nd June 2026)