CITY OF DURHAM PARISH COUNCIL

Minutes of the City of Durham Parish Council's Planning and Licensing Committee meeting held on Monday 22nd June 2026 via Zoom at 11:00am

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

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

1. Welcome and apologies

Apologies were received and accepted from Councillors L Brown and R Cornwell.

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 29th May 2026

The minutes of the meeting held on 29th 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.

Dr Francis Whalley advised that he was attending the meeting with a general interest in all Agenda items.

Mr Allan Gemmill 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. New County Durham Plan: scoping report consultation

Councillor G Holland presented the report on Durham County Council's commencement of work toprepare a new County Durham Plan and the publication of the Scoping Report consultation. Members noted that the consultation represented the first formal stage in preparing the new Plan and covered a wide range of significant planning matters, including housing and economic growth, infrastructure, transport, climate change, biodiversity, the historic environment and the future protection of Green Belt land. The Committee recognised the particular importance of the consultation for Durham City and the need for the Parish Council to engage positively in the process alongside the forthcoming review of the Durham City Neighbourhood Plan.

Given the considerable scope and detail of the consultation, the Committee agreed that the most effective approach would be for individual Members to consider and

respond to particular sections based upon their respective areas of knowledge and interest. It was agreed that the Clerk would divide the consultation into appropriate sections and allocate these amongst Members of the Committee. Members' individual contributions would subsequently be brought together to form the Parish Council's overall response, which would be circulated to the Committee and agreed in writing prior to submission to Durham County Council.

6. Matters arising:

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

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

DM/26/01146/FPA | Demolish the existing dilapidated timber garage and construct a detached double garage | 14 Grays Terrace Crossgate Moor Durham DH1 4AU. The Committee **approved** the response to 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. The Committee **approved** the response to this application.

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

DM/24/03252/FPA | Erection of 1 no. self-build dwelling | Land To The Rear Of 164A Gilesgate Durham DH1 1QH. The Committee **noted** that this application had now been refused.

DM/25/03389/OUT | Outline planning application for access with 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 **noted** that this application had now been approved by the Central and East Area County Planning Committee in spite of the Parish Council's substantive objections to this proposal.

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

a) To note:

DM/26/01262/FPA | Installation of metal gates and railings within existing openings in the Castle Terrace Wall and associated works | University College Durham Castle Palace Green Durham DH1 3RW. It was **agreed** to note this application.
DM/26/01263/LB | Installation of metal gates and railings within existing openings in the Castle Terrace Wall and associated works | University College

Durham Castle Palace Green Durham DH1 3RW. It was **agreed** to note this application.
DM/26/01257/AD | Display of double-sided V entry sign for The Light | Land North West Of Overflow Car Park Framwelgate Peth Durham DH1 5TP. It was **agreed** to note this application.
DM/26/01235/FPA | Installation of guardrails, 3No. step over roof access systems & a roof mounted safety line, 1 new gutter outlet to the west and south elevations, additional coating of single ply roof sheet & new low level steel cable protection to existing guardrails to improve roof safety | Her Majestys Passport Office Freemans Reach Riverside Place Durham DH1 1SL. It was **agreed** to note this application.
DM/26/01323/VOC | Variation of condition 2 (approved plans) pursuant to DM/26/00504/FPA for the reduction in length of the kitchen amending the roof covering from slate to Sarnafil membrane, additional rooflights and removal of steps to replace with ramp | 7 Diamond Terrace Durham DH1 5SX. It was **agreed** to note this application.
DM/26/01330/FPA | Replacement windows | Moatside Mews Saddler Street Durham DH1 3PQ. It was **agreed** to note this application.
DM/26/01362/CEU | The property has been continuously occupied as a House in Multiple Occupation (HMO) by 3 to 6 unrelated individuals who share basic communal amenities, falling within Planning Use Class C4. This C4 use was fully established prior to the implementation of the Durham City Article 4 Direction on 16 September 2016 and has been continuously maintained without interruption down to the present day. A Certificate of Lawfulness is therefore sought to confirm that the existing Class C4 use is lawful|55 Orchard Drive Durham DH1 1LA. It was **agreed** to note this application.
DM/26/01389/FPA and DM/26/01390/LB | The removal of 1no. wall mounted tri-sector flagpole antenna and 1no. existing equipment cabinet to be replaced with new 1no. new 9-metre-high alpha tri-sector flagpole antenna, 2no. new equipment cabinets, 1no. new GPS node and associated ancillary works thereto | Telecommunications Mast (64140) Royal County Hotel Old Elvet Durham DH1 3JN. It was **agreed** to note these applications.
DM/26/01256/TPO | Various tree works as outlined within the submitted 'Tree Report' dated 5th October 2025 | St Cuthberts Hospice Park House Road Durham DH1 3QF. It was **agreed** to note this application.
DM/26/00866/LB | Installation of internal & external fibre cables to buildings 90-97 Elvet Bridge|90 - 97 Elvet Bridge Durham DH1 3AG . It was **agreed** to note this application.
DM/26/01363/CEU | The property has been continuously occupied as a House in Multiple Occupation (HMO) by 3 to 6 unrelated individuals who share basic communal amenities, falling within Planning Use Class C4. This C4 use was fully established prior to the implementation of the Durham City Article 4 Direction on 16 September 2016 and has been continuously maintained without interruption down to the present day. A Certificate of Lawfulness is therefore sought to confirm that the existing Class C4 use is lawful Certificate of lawfulness for | 57 Orchard Drive Durham DH1 1LA. It was **agreed** to note this application.
DM/26/01388/FPA | Removal of existing temporary accommodation and provision of a reinstated playing pitch | St Leonards School Field Framwelgate Peth Durham DH1 5TP. It was **agreed** to note this application.

b) To discuss:

DM/26/01004/FPA | Single storey extension to rear | 3 Southend South Road Durham DH1 3TG. It was **agreed** to object to this application. The Clerk **agreed** to draft the letter of objection to this application.

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

- **Application for the grant of a premises licence by Durham County Council for The Light Aykley Heads Durham DH1 5TU.** It was **agreed** to note this application.
- **Application for the grant of a premises licence by Mr Hassan Gergin for Manakeet 22 Silver Street Durham DH1 3RD.** It was **agreed** to note this application.

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

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 Parish Council's Planning and Licensing Committee
(20th July 2026)