CITY OF DURHAM PARISH COUNCIL

Minutes of the City of Durham Parish Council's Planning and Licensing Committee meeting held on Monday 3rd August 2026 at 11:00am in the Waiting Room. Redhills Miner's Hall. Flass Street, Durham. DH1 4BE

Present: Cllr G Holland (in the Chair), Cllr R Cornwell, Cllr R Handy, Cllr C Lattin and Cllr P Layton.
Also present: Mr A Shanley (Parish Clerk), Mr Allan Gemmill, Mr John Lowe, Mr John Ashby and Ms Elizabeth Williams (members of the public).

1. **Welcome and apologies**

Apologies were received and accepted from Councillor L Brown.

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 20th July 2026**

The minutes of the meeting held on 20th July 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 Allan Gemmill 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.

Ms Elizabeth Williams advised that she was attending the meeting with a particular interest in item 6 on the Agenda.

5. Proposal to request that Mount Oswald estate be included in the Controlled Parking Zone following its adoption by DCC

Councillor R Cornwell presented a proposal regarding persistent resident concerns over student parking on estate roads within the Mount Oswald development. It was noted that while student parking remains a frequent source of objection in local planning applications, these objections are routinely rejected as irrelevant to the specific planning matters under consideration. The estate roads currently remain under the control of the developer, with official adoption by the County Council delayed pending the resolution of drainage issues.

To address resident concerns proactively, Councillor Cornwell proposed that the Parish Council request the County Council conduct a resident survey on establishing a Controlled Parking Zone (CPZ) prior to the formal adoption of the roads. By gauging resident support in advance, a CPZ could be implemented immediately upon road adoption. The proposal noted that the development is divided into distinct sections— accessed via The Drive, Richardby Crescent, and the ongoing Symeon Court development—which could potentially be surveyed together or treated separately. Following consideration of the details presented, the Committee formally **agreed** to the request and resolved to take the proposal forward. Councillor R Handy advised that he would only wish to support the proposal if it were recognised that most properties now have three vehicles with young adults living longer in the family household and requiring a car.

6. To consider follow-up action following the responses by DCC and Durham Police on the future traffic management of Lowes Barn Bank

The Chair presented a update regarding the future management of Lowes Barn Bank, noting the recent formal responses received from Durham County Council (DCC) and Durham Constabulary following original concerns raised by the Parish Council.

The Chair acknowledged that while DCC highlighted previous assessments rejecting a one-way system due to potential traffic displacement, and both agencies noted concerns regarding changes to existing parking arrangements, the Parish Council felt these responses failed to adequately address the full breadth and severity of local residents' concerns.

Key issues including narrow highway constraints, opposing traffic flows, heavy goods vehicles, pavement parking, pedestrian accessibility, cycling safety, and general residential amenity remained ongoing, cumulative problems that should not be considered closed.

Ms Elizabeth Williams advised that she was deeply concerned at the prospect of double yellow lines outside her home and felt that this matter had been progressed as far as it could be.

The Chair highlighted that both DCC and the Police emphasized the importance of understanding local community views, particularly regarding parking and potential longer-term measures.

In light of this, the Chair proposed that a follow-up letter be sent inviting representatives from both Durham County Council and Durham Constabulary to attend a public meeting with local residents at Merryoaks Community Hall during September. The objective of the proposed meeting would be to provide a constructive platform for residents to convey their direct experiences while enabling the Highway Authority and Police to explain their positions, foster a shared understanding, and collaboratively explore practical, supported solutions for the area. The Committee approved this way forward and the Clerk agreed to draft a follow-up letter on this matter.

7. New County Durham Plan: scoping report consultation

Members unanimously approved the full substantive responses to this scoping report consultation on behalf of the Parish Council. A full copy of the Parish Council's response can be found here: https://cityofdurham-pc.gov.uk/wp-content/uploads/2026/08/CoDPC-response-to-CDP-Scoping-consultation-1.pdf

8. Matters arising:

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

DM/26/01624/FPA | Redecoration and colour change to front façade with external repairs to fenestration and installation of festoon lighting | The Bridge 39 - 40 North Road Durham DH1 4SE. Members **approved** the response to this application.

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

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

9. To consider the following new planning applications in the parish area:

a) To note:

DM/26/01534/FPA | Two-storey extension to the side and rear elevations | 10 Larches Road Durham DH1 4NL. It was **agreed** to note this application.

DM/26/01632/FPA | Installation of LEV extract duct upon external façade and roof-mounted extract fan | Christopherson Building Annexe Science Site South Road Durham DH1 3LE. It was **agreed** to note this application.

b) To discuss:

DM/26/01723/FPA | Replace timber upper floor windows with slimline aluminium thermally broken windows | 16 - 17 Silver Street Durham DH1 3RB. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/26/01812/FPA | First floor rear extension over existing kitchen offshoot to create 2no shower rooms with associated internal alterations to existing C4 HMO | 6 High Wood Terrace Durham DH1 3DS. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/26/01655/VOC | Variation of Condition 4 (heights) limited to Block E in the north east corner of the site pursuant to planning permission DM/20/03238/OUT | Land To The North Of Mount Oswald The Approach Durham

DH1 3TQ. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/26/01695/RM | Reserved matters application relating to access, appearance, landscaping, layout and scale pursuant to outline planning permission DM/20/03238/OUT for a scheme of purpose-built student accommodation for up to 850 students | Land To The North Of Mount Oswald South Road Durham DH1 3TQ. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/26/01846/FPA | Construction of 1no. self-build dwelling | Land West Of Flass Vale Hall Newcastle Road Crossgate Moor Durham DH1 4HR. It was **agreed** to object to this application. Councillor R Cornwell **agreed** to draft the response to this application.

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

Application for a minor variation by Epic bars and Clubs Limited for Home and Botanic North Road Durham DH1 4PW. It was **agreed** to note this application.

11. To consider the Highways Licence applications for Akarsu and Manakeet on Silver Street

It was **agreed** that the Committee should seek a site visit to these premises with Durham Police and DCC, in order to assess the suitability of these proposals as well as the accuracy of the submitted plans. It was **agreed** that Councillors R Cornwell, R Handy and P Layton should join this site visit with the Clerk.

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

14th September 2026 – 11:00am
28th September 2026 – 11:00am

There being no further business, the Chair thanked everyone for their attendance and contribution and closed the meeting.

Signed,

G. Holland

Chair of the Parish Council's Planning and Licensing Committee
14th September 2026