CITY OF DURHAM PARISH COUNCIL

Minutes of the City of Durham Parish Council's Planning and Licensing Committee meeting held on Monday 12th October 2026 at 11:00am via Zoom.

Present: Cllr L Brown (in the **Chair**), Cllr G Holland, Cllr R Cornwell, Cllr C Lattin and Cllr P Layton.
Also present: Mr A Shanley (Parish Clerk) and Mr Allan Gemmill (member of the public).

1. Welcome and apologies

Apologies were received and accepted from Councillor R Handy.

2. To receive any declarations of interest from members

No declarations of interest were received from members. The Clerk advised that he was a co-director of Durham Fringe Festival with the applicant for Durham View, Whitesmocks.

3. To receive and approve as a correct record the minutes of the meeting held on 28th September 2026

The minutes of the meeting held on 28th September 2026 were 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.

5. Matters arising:

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

Application for the grant of a premises licence by Mrs Sneha Laxmi Vundyala for St News Durham 71C North Road Durham DH1 4SQ. Members noted that the Parish Council's objection had been submitted. Councillor R Cornwell had identified that the premises were owned by the Shakespeare Temperance Trust, which had been notified of the application.

(b) To consider the latest updates on the following planning applications:

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 was due to be considered by the Central and East Planning Committee on 13th October 2026.

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 withdraw the Parish Council's objection, as the officer's

report had satisfactorily addressed the concerns raised. The Clerk **agreed** to notify the officer and convey the Committee's appreciation of the report.

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 withdraw the Parish Council's objection. The Clerk **agreed** to notify the planning officer.

DM/26/01891/FPA | Change of use and extension of the redundant lift shaft, lift access, lift motor room and storage at the rear second floor level of 58-62 North Road to a 4-bedroom C4 HMO | Second Floor 58 - 62 North Road Durham DH1 4SQ. Members discussed the interpretation of predominant commercial uses within the town centre and evidence that residential properties outnumbered commercial properties in the surrounding area. Councillor R Cornwell agreed to provide updated figures and a supporting list. The Clerk agreed to submit a further letter to the planning officer setting out the Parish Council's concerns.

(c) To consider the outcome of the following planning applications:

DM/26/02051/FPA and DM/26/02052/AD | Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator | Pavement To The North East Of 18 North Road Durham DH1 4SH. Members **noted** that these applications had been refused.

DM/26/01723/FPA | Replace timber upper floor windows with timber replacements (amended description) | 16 - 17 Silver Street Durham DH1 3RB. Members **noted** that this application had been withdrawn.

DM/26/00765/FPA | Change of use of the upper floors, including internal alterations and roof alteration, to create three apartments (Use Class C4) | 6 - 7 Market Place Durham DH1 3HL. Members **noted** that this application had been approved.

Appeal for DM/25/02524/AD | Retrospective display of mural-style advertisement | The Boathouse Inn Elvet Bridge Durham DH1 3AF. Members noted that the appeal had been allowed. Members **noted** that this appeal had been approved.

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

a) To note:

DM/26/02568/FPA | Proposed rooftop telecommunications installation including 9no. TEF antennas comprising 6no,1no. 300mm dish, with 1no. cabinet and 1no and ancillary works. | Her Majestys Passport Office Freemans Reach Riverside Place Durham DH1 1SL. It was **agreed** to note this application.

DM/26/02575/FPA | Proposed rooftop telecommunications installation comprising 6no. TEF antennas, 15no. RRUs, 2no. dishes, 1no. cabinet, and ancillary development, all supported on a proposed 6.00m climbable steel grille frame. | Jobcentre Plus Elvet House Hallgarth Street Durham DH1 3BP. It was **agreed** to note this application.

DM/26/02579/FPA | Single story side extension to create new SEN space. | St Oswalds Church Of England Infant And Nursery School Church Street Durham DH1 3DQ. It was **agreed** to note this application.

DM/26/02418/FPA | Replacement of the existing polycarbonate panels to the link bridges with a light-coloured Rockpanel rainscreen cladding system. | Sheraton House Sheraton Park Durham DH1 4FL. It was **agreed** to note this application.

DM/26/02463/FPA | Demolition of the existing terrace and erection of a single-storey rear extension with a new terrace over. | 9 Springfield Park Durham DH1 4LS. It was **agreed** to note this application.

DM/26/01873/FPA | First-floor side extension, canopy to front elevation, two-storey and single-storey extensions to the rear including first-floor balcony to rear elevation | 12 Hastings Avenue Durham DH1 3QQ. It was **agreed** to note this application.

b) To discuss:

DM/26/02444/VOC | Variation of Condition 4 (Opening Hours) pursuant to DM/16/03376/FPA | 17 Hallgarth Street Durham DH1 3AT. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/26/02287/FPA | Change of use of ground floor to Class E (b) for use as restaurant | Durham C I U Headquarters Ltd Club Union House Flass Street Durham DH1 4EF. It was **agreed** to support this application for the relocation of Faru. The Clerk **agreed** to submit a letter of support.

DM/26/02397/FPA | Conversion of original integral double garage to habitable accommodation, construction of detached double garage with office and shower/wc above with associated works plus felling and removal of Holly, Lawson Cypress, Sycamore stem and mixed shrub planting | Durham View Whitesmocks Durham DH1 4LL. Members raised concerns about the proposed loss of trees, whilst accepting the domestic alterations in principle. The Chair **agreed** to seek the relevant tree officer's advice, with the Parish Council supporting an objection if recommended by the officer.

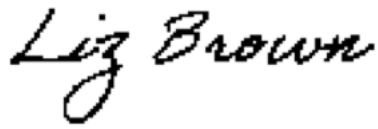
DM/26/02500/FPA | Erection of masonry boundary wall and gates to front | Aidan House Elvet Moor Durham DH1 3PR. Members expressed concern about the appearance of the proposed wall and its effect on the green street scene. The Chair agreed to raise the proposals with the relevant officers, including the protection of tree roots during construction of the foundations, and seek their advice on grounds for objection.

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

26th October 2026 – 11:00am
9th November 2026 – 11:00am
23rd November 2026 – 11:00am

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

Signed,



Chair of the Parish Council's Planning and Licensing Committee
26th October 2026