

City of Durham Parish Council

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1st August 2022

Access details for the Planning and Licensing Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/86142899609>
Meeting ID: 861 4289 9609

Dear Planning and Licensing Committee Member,

In accordance with the Local Government Act 1972, I hereby give you notice that a meeting of the **Planning and Licensing Committee** will be held in **via Zoom** on **Friday 5th August 2022 at 14:00pm** to transact the following business:

- 1. Election of Chair of the newly-formed Planning and Licensing Committee**
- 2. Election of Vice-Chair of the newly-formed Planning and Licensing Committee**
- 3. Welcome and apologies**
- 4. To receive any declarations of interest from members.**
- 5. To receive and approve as a correct record the minutes of the following meetings:**
 - a) The Planning Committee held on 22nd July 2022**
 - b) The Licensing Committee held on 1st August 2022**
- 6. To receive any public participation comments on the following agenda items.** Please email the Parish Clerk parishclerk@cityofdurham-pc.gov.uk to register to speak.
- 7. Matters arising:**
 - (a) To approve the responses to the following planning and/or licensing application(s) and appeal(s):**

DM/22/01035/FPA | Install 2 new windows at level 3 of the west elevation. | Bridge House North Road Durham DH1 4PW

DM/22/00665/FPA | Single storey rear extension | 6 Juniper Way Durham DH1 4GZ

DM/22/01536/FPA | Creation of an outdoor horse arena, with timber rail fencing and floodlighting, exclusively for personal use | Old Arbour House Crossgate Moor Durham DH1 4TQ

DM/22/01981/RM | Reserved matters application for 470 dwellings (appearance, landscaping, layout and scale) pursuant to DM/20/03558/OUT. | Land To The East Of Regents Court Sherburn Road Durham

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

DM/21/01876/FPA | Demolition of existing house and construction of replacement house on same footprint | Sidegate House Sidegate Durham DH1 5SY

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

a) To note:

DM/22/02039/LB | Repair works to masonry on north elevation of north range of Durham Castle | University College Durham Castle Palace Green Durham DH1 3RW

DM/22/02065/FPA | Siting of temporary teaching accommodation (3 year period). | Durham University Car Park Palmers Garth Durham DH1 3AR

DM/22/02068/FPA | Single storey rear extension | 17 Dalton Crescent Nevilles Cross Durham DH1 4FB

DM/22/02097/FPA | Addition of 3no photovoltaic panels to roof with accompanying safety measures required for continued access and maintenance | Durham University Science Site South Road Durham DH1 3LE

DM/22/02146/FPA | Single storey rear extension and porch to front | 8 Darlington Road Durham DH1 4PE

DM/22/02130/FPA | Single storey front extension, two storey side extension, alterations to fenestration and internal alterations | 2 Wearside Drive Durham DH1 1LE

DM/22/02201/TPO | Fell 1no Poplar tree | 19 Richardby Crescent Durham DH1 3TY

b) To discuss:

DM/22/01971/FPA | Change of use from former electricity sub-station land to residential garden/patio, with new boundary wall treatment. | Elvet Meadow Villa Darlington Road Durham DH1 3FS

DM/22/01988/FPA | Extension and conversion of the first floor and roof space to create 4no. 2-bed apartments to be used as visitor accommodation (Use Class C1). | Court Inn Court Lane Durham DH1 3AW

DM/22/01597/FPA | Erection of 4no. dwellings | Land To The Rear Of 63 Crossgate Durham DH1 4PR

DM/22/01942/AD | Erection and Display of 1no illuminated fascia sign, 1no non-illuminated fascia sign, 1no illuminated projecting sign and 2no non-illuminated vinyl signs | Tesco 18 North Road Durham DH1 4SH

DM/22/02060/LB | Refurbishment of retail unit to include restoration of existing shopfront with replacement of glass and internal works to include installation of partition wall to form office; installation of new ceiling, new internal security shutter; boarding over existing walls, internal decoration; installation of ventilation and cables through rear walls; and replacement timber lintel above rear door. | 33A Silver Street Durham DH1 3RD

DM/22/02154/FPA | Erection of Jubilee Beacon | Land To The East Of St Leonards School Field Framwelgate Peth Durham DH1 5TP

9. Update on the Sniperley Park Master Plan

10. Progressing the cumulative impact policy for Durham City proposal

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

Application Type: Application for a Minor Variation

Applicant: Innspired Leisure (Durham) Limited

Premises: Players Unit 3 Freemans Place Durham DH1 1SQ

Date of Application: 28 July 2022

Last date for representations: 11 August 2022

And, pursuant to the provisions of the above-named Act, I Hereby Summon You to attend the said meeting.

Adam Shanley

Clerk to the City of Durham Parish Council

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00pm on Friday 22nd July 2022

Present: Cllr G Holland (in the Chair), Cllr R Ormerod, Cllr V Ashfield, Cllr C Lattin, Cllr G Nair and Cllr S Walker.

Also present: A Shanley (Parish Clerk), Mr John Lowe, Mr John Ashby, Mr Roger Cornwell and Cllr E Ashby (members of the public).

1. Welcome and apologies

None received.

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 on 7th July 2022

The minutes of the meeting held on 7th July 2022 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.

Mr Roger Cornwell advised that he was attending the meeting with a general interest in all Agenda items.

Roger also asked the Committee if they would consider requesting that DCC either look to determine the applications for Farnley Tower, The Avenue or else have these 'finally disposed of', particularly given that the earliest existing application for this site was validated in 2018 and remains undetermined. The Committee **agreed** to approach DCC on this.

Roger also highlighted the retrospective application DM/22/01536/FPA for Old Arbour House. Roger advised that, although this was outside of the parish area, there were concerns that the lighting from this site is having a detrimental impact on residents of the City of Durham parish. Roger also advised that the consultee list is extensive and includes residents of the parish. Roger asked if the Committee might be able to submit a representation on this application. The Committee **agreed** to object to this application and noted that the application had already been called in by the local County Councillor.

Cllr E Ashby advised that she was attending the meeting with an interest in items 5b, 6a and 6b.

5. Matters arising:

- (c) **To approve the responses to the following planning application(s) and appeal(s):**

DM/22/01842/FPA and **DM/22/01843/LB** | Demolition of existing rear conservatory and erection of detached garden room together with alterations to the existing rear extension, to include removal of internal wall and installation of sliding doors; installation of dormer windows and rooflights; repairs to roof and refurbishment of windows to include installation of double glazing. | 50 South Street Durham DH1 4QP. The Committee **approved** the response to these applications.

(d) To consider the outcome of the following planning application(s) and appeal(s):

DM/22/00139/FPA | Proposed 4 Bed HMO with accompanying communal living area and kitchen in existing loft spaces. A dormer link will be formed to connect the two loft spaces (Amended Proposal) | The Beauty Spot Saddlers Yard Saddler Street Durham DH1 3NP. The Committee noted that this application had been approved at Committee but expressed concerns that the requirement to carry out a full fire risk assessment had not been included in the list of conditions in the approval notice, as per the HMO officer's request. It was **agreed** to submit a follow-up representation on this application.

DM/22/01005/FPA | Change of use of office headquarters (sui generis) to higher education (Durham University Business School) (Use Class F1a) | Durham County Council The Waterside Building Riverside Place Durham DH1 1SL. The Committee **noted** that this application had been approved.

Appeal for DM/21/02896/FPA | Redevelopment of stables to provide 1no 4 bed dwelling | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ. The Committee **noted** that the appeal had been refused. The Committee particularly welcomed the news as this application was originally designated for approval by the Council's officers.

DM/19/03033/FPA | Retention of Timber Cladding and Render to Existing Single-Storey Side Extension and Installation of Rear Door to West Facing Rear Elevation. | Old Coach House 2 Percy Terrace Durham DH1 4DY. The Committee **noted** that this application had been approved at Committee.

(e) To consider the amendments to the following planning application(s):

DM/22/01035/FPA | Install 2 new windows at level 3 of the west elevation. | Bridge House North Road Durham DH1 4PW. The Committee considered the amendments to this application and **agreed** to maintain its objection to this scheme.

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

c) To note:

DM/22/01818/FPA | Replace single glazed timber casement and sash windows with new timber framed double glazed windows | West View Fieldhouse Lane Durham DH1 4NB. It was **agreed** to note this application.

DM/22/01897/LB | Re-routing of existing cabling | Durham Cathedral The College Durham DH1 3EH. It was **agreed** to note this application.

DM/22/01950/TPO | T1. Norway Maple - Crown reduce height by 5m and reduce Eastern side closest to house by 2m. T2. Lime - to remove major deadwood. (PN1-435-A13) | 21 Dalton Crescent Nevilles Cross Durham DH1 4FB. It was **agreed** to note this application.

DM/22/01949/FPA | Single storey rear extension | 17 North Crescent Durham DH1 4NE. It was **agreed** to note this application.

DM/22/01954/FPA | Dormer window to rear with cladding finish, 3no. rooflights to front and conversion of loft into habitable accommodation | 3 Brakespear Close Crossgate Moor Durham DH1 4BF. It was **agreed** to note this application.

DM/22/02026/FPA | Installation of canopy to front door, reform steps and balustrade to front of house, formation of roof terrace on garage roof with screen to side and enlarged driveway. | 4 Archery Rise Durham DH1 4LA. It was **agreed** to note this application.

DM/22/02027/FPA | Side porch | 18 Aykley Green Durham DH1 4LN. It was **agreed** to note this application.

d) To make representations on:

DM/22/01981/RM | Reserved matters application for 470 dwellings (appearance, landscaping, layout and scale) pursuant to DM/20/03558/OUT. | Land To The East Of Regents Court Sherburn Road Durham. It was **agreed** to object to this application. It was **agreed** that Jo-Anne Garrick be asked to draft the objection letter to this application.

DM/21/03661/FPA | Demolition of existing property and erection of 3 detached dwelling with associated facilities | 8 Blaidwood Drive Durham DH1 3TD. It was **agreed** to object to this application. Cllr S Walker **agreed** to draft the objection letter to this application.

DM/22/01781/FPA | Detached double garage | 10 Chipchase Grove Durham DH1 3FA. It was **agreed** to note this application.

DM/22/01691/AD | Erection and Display of 1no. non-illuminated projecting sign and 2no. branded umbrellas | Unit 1 Milburngate Bar Millburngate Durham DH1 5TL. It was **agreed** to note this application.

DM/22/01736/FPA | Continuation of use of land for private residential garden use and retention of fencing enclosing the land. | 7 Little Court Aykley Heads Durham DH1 5ZJ. It was **agreed** to note this application.

DM/22/00665/FPA | Single storey rear extension | 6 Juniper Way Durham DH1 4GZ. It was **agreed** to object to this application. Cllr V Ashfield and the Clerk **agreed** to draft the objection letter to this application.

7. Update on the Sniperley Park Master Plan

The Committee noted with disappointment that the Sniperley Park Master Plan had been adopted under delegated powers at DCC. The Committee **agreed** to study the Master Plan in more detail and report back to the next meeting.

8. Update on the former RWD Motor Body Repairers building

The Clerk advised that he had been in correspondence with the owner(s) of the former RWD Motor Body Repairers building as there had been frequent reports of anti-social behaviour taking place in this building.

The Clerk confirmed that the owner(s) had agreed to secure the site with more robust fencing in order to avoid people accessing the building. The Clerk also advised that the owner(s) are hoping to submit plans to develop the site in future.

The Committee thanked the Clerk for this update.

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

Signed,

**Chair of the City of Durham Parish Council Planning and Licensing Committee
(5th August 2022)**

CITY OF DURHAM PARISH COUNCIL

Minutes of a meeting of the Licensing Committee held on Monday 1st August 2022 at 16:30 via Zoom.

Present: Councillors S Walker (in the Chair), E Ashby, N Brown and A Doig.

Also present: A Shanley (Parish Clerk), Cllr G Holland, Mr John Ashby and Ms Janet George (members of the public).

1. Welcome and apologies

Apologies were received from Cllr Helen Weston

2. To receive any declarations of interest from members

Cllr E Ashby declared an interest in the application from Claypath Delicatessen Ltd 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 on 18th July 2022

The minutes of the meeting held on 18th July 2022 were unanimously agreed as a true and accurate record of proceedings.

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

Ms Janet George advised that she was attending the meeting to hear discussions on the Claypath Deli application. Janet advised that this is an application she is personally supporting.

Mr John Ashby advised that he was attending the meeting to hear discussions on the Claypath Deli application. John advised that this is an application he is personally supporting.

Cllr Grenville Holland advised that he was attending the meeting with a general interest in all Agenda items.

5. Update on changes to DCC's Hackney Carriage and Private Hire Licensing Policy

The Clerk confirmed that the Parish Council's agreed response to the changes to DCC's Hackney Carriage and Private Hire Licensing Policy had now been submitted.

The Clerk advised that the consultation process had highlighted that nearly half of all taxis licensed in Durham were currently at Euro 5 for emissions standards (introduced in 2007) and only 24 out of 1,144 licensed vehicles were electric vehicles.

The Clerk also confirmed that DCC is hoping to have the new Hackney Carriage and Private Hire Licensing Policy adopted by Full Council in December 2023.

6. Progressing the cumulative impact policy for Durham City proposal

The Clerk advised that he was engaging with Durham Police on a joint response to DCC's Head of Licensing following the request from both the Parish Council and the Police that Durham City be considered once more for a cumulative impact policy.

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

- Application by Claypath Delicatessen Limited for the grant of a premises licence for Claypath Delicatessen, 57 Claypath. Durham. DH1 1SQ. It was **agreed** to note this application.
- Application by Coarse Restaurant Limited for the grant of a premises licence for Coarse Restaurant, Reform Place, North Road. Durham. DH1 4RZ. It was **agreed** to note this application.

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

Signed,

**Chair of the City of Durham Parish Council's Planning and Licensing Committee
(5th August 2022)**