

City of Durham Parish Council

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24th October 2022

Access details for the Planning and Licensing Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/85383409127>
Meeting ID: 853 8340 9127

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 28th October 2022 at 12:00pm** to transact the following business:

- 1. Welcome and apologies**
- 2. To receive any declarations of interest from members.**
- 3. To receive and approve as a correct record the minutes of the meeting held on 14th October 2022**
- 4. 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.
- 5. To discuss the latest updates on the appeals on applications DM/21/03574/OUT and DM/21/02360/FPA for the Sniperely Park development**
- 6. Matters arising:**
 - (a) To approve the responses to the following planning and/or licensing application(s) and appeal(s):**
 - DM/22/02761/FPA** | Proposed Redevelopment of Stables to Provide 1no 3 Bed Dwelling | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ
 - DM/22/02783/FPA** | Erection of a garage | Fernhill Lodge Newcastle Road Crossgate Moor Durham DH1 4JZ
 - DM/22/02513/FPA** | Change use of annex to create separate dwelling | 7 The College Durham DH1 3EQ
 - DM/22/02514/LB** | Removal of external coal store to create parking area, internal alterations and introduction of secondary glazing to ground floor windows | 7 The College Durham DH1 3EQ

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

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/22/01574/FPA | Retention of Material Change of Use of Woodland to a Private Garden with Erection of Detached Private Garage and Vehicle Hard Standing | 15 St Oswalds Drive Durham DH1 3TE

DM/22/01597/FPA | Erection of 4no. dwellings (C3) | Land To The Rear Of 63 Crossgate Durham DH1 4PR

DM/22/00042/FPA | Construction of roof balcony and installation of first floor balcony and French doors to rear (revised scheme) | 48 Highgate Durham DH1 4GA

(c) To consider the latest updates on the following planning application(s):

DM/22/02285/LB | Demolition of Dryburn House, a Grade II Listed Building | Dryburn Hall Doctors Residence University Hospital Of North Durham North Road Durham DH1 5TW

DM/22/02346/FPA and **DM/22/02347/LB** | Demolition of listed police telecommunications mast | Durham Constabulary Police Headquarters Aykley Heads Durham DH1 5TT

(d) Update on recent licensing application(s) within the parish area

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

a) To note:

DM/22/02996/PN56 | Like-for-like refurbishment of existing glass house, erection of a freestanding plant growth facility, internal refurbishment of basement and parts of standalone block with associated external plant | Durham University Biological And Biomedical Sciences Science Site Durham DH1 3LE

DM/22/02948/TPO | Proposed works to remove T1 Scots Pine. | Cranleigh Bells Folly Potters Bank Durham DH1 3RR

DM/22/02983/VOC | Variation of condition 1 of planning approval DM/21/03058/FPA to allow an extended temporary period for the building from 9 months to 16 months (from original date of approval). | Durham University Grey College South Road Durham DH1 3LG

DM/22/02990/AD | Erection and display of 1no non-illuminated fascia sign and 1no non-illuminated hanging sign | 44 The Riverwalk Millburngate Durham DH1 4SL

DM/22/02076/LB | Replace windows and repaint all external masonry | 10 Crossgate Durham DH1 4PS

DM/22/02960/FPA | Installation of new air handling unit in support of a minor internal refurbishment of the medical physics department and installation of new condenser unit for CSSD. | University Hospital Of North Durham North Road Durham DH1 5TW

DM/22/03011/TPO | Various tree works | St Leonards Catholic School North End Durham DH1 4NG

b) To discuss:

DM/22/02976/FPA | Two storey front extension and two storey side extension with loft conversion | 1 Baliol Square Durham DH1 3QH

DM/22/02991/FPA | Replacement and extension of external decking with associated fencing including new gate (part retrospective) | Bow Cottage Bow Lane Durham DH1 3ER

DM/22/03033/FPA | Demolish the existing dwelling at 2, Valeside, Durham and replace with a one and a half storey house. | 2 Valeside Durham DH1 4RF

8. To consider the following new licensing application(s) in the parish area:

Thursday's (UK) Limited	Friday's Units 22-24 The Riverwalk Millburngate Durham DH1 4SL	Application for a minor variation to a premises licence To vary the layout of the premises following amendment to seating layout in bar area to create 10 additional covers. Booths omitted from front elevation and loose seating added, change to staff room to accommodate larger electrics room and Comms room location updated	28 October 2022
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9. Update on the online licensing portal request to DCC

10. Considering the alternatives to the cumulative impact policy for Durham City proposal

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 13:00pm on Friday 14th October 2022

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

Also present: A Shanley (Parish Clerk) and Mr John Lowe (member of the public).

1. Welcome and apologies

Apologies were received from Cllr E Ashby.

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 30th September 2022

The minutes of the meeting held on 30th September 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 to hear discussions on items 5-9 on the Agenda.

5. To discuss the latest updates on the appeals on applications DM/21/03574/OUT and DM/21/02360/FPA for the Sniperely Park development

The Chair thanked all those involved in the Case Management Conference meeting held on 6th October with the Planning Inspector.

The Clerk advised that the following speakers had been proposed to the Inspector on the following topics:

- Amanda Saunders – education.
- Grenville Holland (or Susan Walker) – sustainability.
- Jo-Anne Garrick – planning policy.

The Clerk advised that there is still a need to identify a person to provide proofs for sustainable transport and healthcare matters. The Committee proposed that Matthew Philips – also representing the Trust – be asked to also represent the Parish Council on sustainable transport.

The Clerk advised that the following matters had been identified as the main issues by the Inspector at the CMC meeting:

- Whether the proposals comply with requirements of the CDP and the Council's adopted Masterplan for the delivery of a sustainable urban extension with attractive, well-designed places and buildings, including integrated character areas and linear park.

- Whether the proposals comply with requirements of the CDP and the Council's adopted Masterplan for the delivery of suitable and timely phased infrastructure and services including access, community facilities, local centre, education, and health facilities and playing pitches.
- Whether the proposals will take appropriate opportunities to promote sustainable modes of transport and provide attractive and safe walking and cycling links to the park and ride, shops employment and the wider area, and adopt appropriate strategies for parking that will contribute to creating a high quality sustainable urban extension.
- Whether the proposals satisfactorily explore district heating opportunities and provide suitable proposals for decentralised energy supply.

The Clerk also confirmed that a meeting of the Rule 6(6) parties is set to take place on 28th October ahead of a meeting with DCC on 31st October.

The Committee thanked the Clerk for this update and **agreed** to await further feedback on developments.

6. Matters arising:

(e) To approve the responses to the following planning and/or licensing application(s) and appeal(s):

DM/21/04262/FPA | 9 no. dwellings and alterations to existing access road | Mount Oswald Golf Club South Road Durham DH1 3TQ. The Committee **approved** the response to this application.

DM/22/02346/FPA and **DM/22/02347/LB** | Demolition of listed police telecommunications mast | Durham Constabulary Police Headquarters Aykley Heads Durham DH1 5TT. The Committee **approved** the response to these applications.

DM/22/02741/VOC | Variation of conditions 2 and 5 pursuant to planning permission DM/19/03836/FPA relating to equipment to be used. | Ground Floor 66 Saddler Street Durham DH1 3NP. The Committee **approved** the response to this application.

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

Appeal for **DM/22/01227/AD** | Display of internally illuminated fascia sign and projecting sign to front elevation. | 12 North Road Durham DH1 4SH. The Committee noted that the appeal for 12 North Road had been rejected.

DM/22/02224/AD | Erection and display of 5no illuminated fascia signs, 3no non-illuminated fascia signs, 2no projecting signs, 4no neon window graphics and 3no window graphics | 22 The Riverwalk Millburngate Durham DH1 4SL. The Committee noted that this application had now been approved, in spite of its objection points.

DM/22/01842/FPA and **DM/22/01843/LB** | Demolition of existing rear conservatory together with alterations to existing rear extensions, installation of dormer windows and roof lights, and installation of double glazing (revised) | 50 South Street Durham DH1 4QP. The Committee noted that these applications had now been approved, following amendments which the Committee was happy to accept.

(g) Update on recent licensing application(s) within the parish area

The Clerk advised that, following its objection letter, the Kitts Pool Room application would be going to Committee on 31st October 2022. Cllr V Ashfield **agreed** to represent the Parish Council at this hearing.

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

c) To note:

DM/22/02435/FPA | Alterations to existing shopfront and internal alterations | 70 Saddler Street Durham DH1 3NP. It was **agreed** to note this application.

DM/22/02436/LB | Alterations to existing shopfront, internal alterations and non-illuminated fascia sign | 70 Saddler Street Durham DH1 3NP. It was **agreed** to note this application.

DM/22/02442/AD | Non-illuminated fascia sign | 70 Saddler Street Durham DH1 3NP. It was **agreed** to note this application.

DM/22/02714/LB | Fabric repairs to external elevations including reconstruction, stone replacement, indents and repointing, dismantle battlemented parapet, install damp proof course and reconstruct existing stone. Remove failed roman cement render and provision of new roman cement render following repairs to substrate, paint windows following joinery repairs and dismantle parapet and roof covering | 12-14 The College Durham DH1 3EQ. It was **agreed** to note this application.

DM/22/02767/FPA | Proposed single storey extensions to the rear, side and front. | 12 Ferens Park Durham DH1 1NU. It was **agreed** to note this application.

DM/22/02805/TPO | To fell one Oak tree as it is potentially unstable. | 5 Bishops Gate Durham DH1 4JU. It was **agreed** to note this application.

DM/22/02801/TPO | Works to 3 No trees located next to the rear service road entrance/exit covered by a TPO | The Story Mount Oswald South Road Durham DH1 3TQ. It was **agreed** to note this application.

DM/22/02751/FPA | Proposed car port | Pembroke Farnley Hey Road Durham DH1 4EA. It was **agreed** to note this application.

DM/22/02806/TPO | Works to T1 Lime tree - prune to clear building by 3m. | 60 Kirkwood Drive Nevilles Cross Durham DH1 4FF. It was **agreed** to note this application.

DM/22/02843/FPA | Resurfacing of existing car park | 77 Hallgarth Street Durham DH1 3AY. It was **agreed** to note this application.

DM/22/02855/TPO | Works to T1 Sycamore - crown reduce/reshape by 2m, crown thin by 10% and sever Ivy at base. | 57 Gilesgate Durham DH1 1HY. It was **agreed** to note this application.

d) To discuss:

DM/22/02761/FPA | Proposed Redevelopment of Stables to Provide 1no 3 Bed Dwelling | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ. It was **agreed** to object to this application and to call this application to Committee. The Clerk and Cllr G Holland **agreed** to draft the response to this application.

DM/22/02783/FPA | Erection of a garage | Fernhill Lodge Newcastle Road Crossgate Moor Durham DH1 4JZ. It was **agreed** to object to this application and to call this application to Committee. The Clerk and Cllr G Holland **agreed** to draft the response to this application.

DM/22/02513/FPA | Change use of annex to create separate dwelling | 7 The College Durham DH1 3EQ. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/22/02514/LB | Removal of external coal store to create parking area, internal alterations and introduction of secondary glazing to ground floor windows | 7 The College Durham DH1 3EQ. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

8. Proposal to request an online licensing portal similar to the provision made for new planning applications

The Committee **agreed** to submit a letter to DCC requesting that an Idox licensing portal be established – similar to that of the Planning Portal – for all new and historical licenses.

9. Considering the alternatives to the cumulative impact policy for Durham City proposal

Cllr S Walker advised that she hoped to meet with Cllr E Ashby in the near future to discuss this proposal and to return to the Committee with a set of recommendations on next steps.

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
(28th October 2022)**