

City of Durham Parish Council

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7th November 2022

Access details for the Planning and Licensing Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/81086536435>
Meeting ID: 810 8653 6435

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 11th November 2022 at 13:00pm** 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 28th 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 consider the outcome of the following planning and licensing application(s) and/or appeal(s):**

DM/21/04214/FPA | Two storey extensions to rear and internal alterations | 2 The Avenue Durham DH1 4ED

DM/21/02447/FPA | Erection of an extension to the rear of the property and internal reconfiguration of lower ground floor and ground floor of existing HMO (C4 Use Class). | 50 Hawthorn Terrace Durham DH1 4EQ
 - (b) To consider the amendments to the following planning application(s):**

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

DM/22/02292/VOC | Variation of condition 2 of planning permission 4/99/00534/FPA to allow a change in opening hours from 09:00 to 02:00 previously restricted to 09:00 and 22:00. | 5 North Road Durham DH1 4SH

(c) 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/22/02895/TPO | T1 Poplar - Dismantle to ground level due to structurally compromised union. | Rear Garden Of No.37 The Sands Persimmon Development

DM/22/03108/FPA | Demolition of existing ground floor extension and construction of new ground floor extension | Finchale Fieldhouse Lane Durham DH1 4NB

DM/22/03094/FPA | Full planning application for the installation of drainage runs. | St Aidans College Windmill Hill Durham DH1 3LJ

DM/22/03156/TPO | 1. Yew Prune back face closest to window by 1m to clear building, trim remainder of crown to shape (by up to 0.5m 2. Willow Crown lift tree adjacent to summer house to height of 4.5m 3. Yew Crown lift/cut back from access path to 3.5m 4. Rear hedge Trim top and sides to tidy 5. Laurel Trim back mainly Laurel group to clear back from lawn and re-establish group boundary 6. Sycamore Crown lift/remove low leggy branches, to a height of approximately 3.5m 7. Shrubs Trim back shrubs overhanging drive (approximately 8m section) 8. Lime Crown lift Lime at drive entrance to height of 3m 9. Sycamore Fell tree which is in a state of advanced decline, as close to ground level as practical 10. Beech Remove major deadwood and prune to clear the streetlight by 2m | Western Lodge Whitesmocks Durham DH1 4LH

DM/22/03167/TPO | 225. Sycamore crown lift to 3m A. Oak crown lift to 3m This work is for safety reasons to remove overhanging branches from the footpath | Land South Of 43 Old Dryburn Way Durham DH1 5SE

DM/22/03169/TPO | Works to 11 trees covered by a Tree Preservation Order | The Pump House Cottage Houghall Farm Lane Houghall Durham DH1 3PJ

b) To discuss:

DM/22/03024/FPA | Raising of roof height and creation of upper floor. Rear and side extensions to existing house, including terraces to side and front and internal re-configuration. Detached car port with gazebo and garden storage facility and new vehicular access. | Tower Cottage The Avenue Durham DH1 4EB

DM/22/03134/FPA | Extensions and refurbishment works, replacement windows, render and installation of solar panels and air source heat pumps. | James Barber House Anchorage Terrace Church Street Durham DH1 3DL

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

National Trust (Enterprises) Limited	Crook Hall Gardens Frankland Lane Sidegate Durham DH1 5SZ	Application for the grant of a premises licence Films (indoors and outdoors) Monday to Sunday 10.00am to 10.00pm	24 November 2022
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		Sale of alcohol (on and off the premises) Monday to Sunday 10.00am to 10.00pm	
Mr Adam Shanley (Clerk to the City Parish Council)	The Woodman Inn 23 Gilesgate Gilesgate Durham DH1 1QW	Application for the Review of a premises licence To address concerns relating to the Prevention of Public Nuisance Licensing Objective	29 November 2022
Collected Books Limited	44 The Riverwalk Millburngate Durham DH1 4SL	Application for the grant of a premises licence Sale of alcohol (on the premises) Monday to Sunday 12.00 noon to 10.00pm	2 December 2022

9. Update on the production of a Conservation Area Management Plan for Durham City

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 12:00pm on Friday 28th October 2022

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

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

1. Welcome and apologies

Apologies were received from Cllr R Ormerod.

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 14th October 2022

The minutes of the meeting held on 14th October 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 Roger Cornwell advised that he was attending the meeting with a general interest in all Agenda items from 5-10.

Mr John Ashby advised that he was attending the meeting with a general interest in all Agenda items from 5-10.

Mr John Lowe advised that he was attending the meeting with a general interest in all Agenda items from 5-10.

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

The Chair advised Members that he and the Clerk had participated in a meeting with Rule 6 (6) parties earlier this morning and advised that the Parish Council is now fully prepared for its meeting with DCC officers to discuss the way forward for the public inquiry into the two Sniperley Park developments.

The Chair advised that it was significant that the Inspector had now refused to accept the proposed amendments to the schemes by both developers as part of the appeal process and advised that Rule 6 (6) parties now expected the developers to withdraw their appeals.

The Chair advised that the meeting with DCC would be taking place on 31st October and the Committee would be kept fully updated on the latest developments.

6. Matters arising:

- (d) 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. The Committee **approved** the response to this application.

DM/22/02783/FPA | Erection of a garage | Fernhill Lodge Newcastle Road Crossgate Moor Durham DH1 4JZ. The Committee **approved** the response to this application.

DM/22/02513/FPA | Change use of annex to create separate dwelling | 7 The College Durham DH1 3EQ. The Committee **approved** 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. The Committee **approved** the response to this application.

(e) 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. The Committee noted that this application had now been approved but with the illuminated element of the proposal now removed.

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. The Committee noted that this application has now been approved.

DM/22/01597/FPA | Erection of 4no. dwellings (C3) | Land To The Rear Of 63 Crossgate Durham DH1 4PR. The Committee noted that this application has now been withdrawn by the applicant.

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. The Committee noted that this application was approved at the Central and East Area County Planning Committee against the officer's recommendation.

(f) 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. The Clerk advised that it is now looking likely that this listed building will be salvaged in some way shape or form and that the Parish Council would continue to liaise with the County Council on this matter.

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 Clerk advised that it is now looking likely that this listed building will be salvaged in some way shape or form and that the Parish Council would continue to liaise with the County Council on this matter.

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

The Committee noted that the application for Kitts Pool Room had now been approved with the requested amendments to the application.

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

c) 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. It was **agreed** to note this application.

DM/22/02948/TPO | Proposed works to remove T1 Scots Pine. | Cranleigh Bells Folly Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

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. It was **agreed** to note this application.

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. It was **agreed** to note this application.

DM/22/02076/LB | Replace windows and repaint all external masonry | 10 Crossgate Durham DH1 4PS. It was **agreed** to note this application.

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. It was **agreed** to note this application.

DM/22/03011/TPO | Various tree works | St Leonards Catholic School North End Durham DH1 4NG. It was **agreed** to note this application.

d) To discuss:

DM/22/02976/FPA | Two storey front extension and two storey side extension with loft conversion | 1 Baliol Square Durham DH1 3QH. It was **agreed** to note this application.

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. It was **agreed** to note this application.

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. It was **agreed** to note this application.

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

Application for a minor variation to a premises licence by Thursday's (UK) Limited for Friday's. Units 22-24 The Riverwalk. Millburngate. Durham. DH1 4SL. It was **agreed** to object to this application on the grounds of preventing a public nuisance.

9. Update on the online licensing portal request to DCC

The Clerk reminded Members that DCC had now responded to the Parish Council's request for an online portal and that the request is sadly not being progressed in the way the Parish Council had requested. Mr Roger Cornwell offered to support the Parish Council with the production of its own web page for existing licenses within the City centre and asked that the Clerk obtain the relevant information to be able to facilitate this. The Clerk advised that he would seek all of the information through an FOI request to DCC.

10. 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
(11th November 2022)**