

City of Durham Parish Council

Office 3 D4.01d Clayport Library
8 Millennium Place
Durham
DH1 1WA
Telephone 07510 074875
Email: parishclerk@cityofdurham-pc.gov.uk

13th February 2023

Access details for the Planning and Licensing Committee:

Join Zoom Meeting
<https://us02web.zoom.us/j/83217851517>
Meeting ID: 832 1785 1517

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 17th February 2023 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 3rd February 2023**
- 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. Matters arising:**
 - (a) To agree the draft responses to the following planning and licensing application(s), pre-application(s) and/or appeal(s):**

DM/23/00099/FPA | Subdivision of an existing 4 bedroom bungalow C3 dwellinghouse to form 2No C3 two bedroom dwellinghouses with associated external works and internal alterations | 4 North End Durham DH1 4NG

DM/23/00102/TPO | To fell one Pine | Land To The North Of 46 Richardby Crescent Durham DH1 3TY

DM/22/02761/FPA | Proposed Redevelopment of Stables to Provide 1no 3 Bed Dwelling | Fernhill Newcastle Road Crossgate Moor Durham DH1 4JZ

DM/22/03456/FPA | Conversion of first and second floors to form two 5-bed HMOs (Use Class C4) including window changes to lightwell elevation. | First Floor And Second Floor 84 Claypath Durham DH1 1RG
 - (b) To consider the outcome of the following planning and licensing application(s) and/or appeal(s):**
 - **Application to vary a premises licence - Blue Eye, Elvet Bridge. Durham**

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

DM/22/02364/FPA | Change from dwellinghouse (C3) to small house in multiple occupation (C4) including conversion of the garage into a habitable room and single storey extension to rear | 1 St Monica Grove Crossgate Moor Durham DH1 4AS

DM/22/01988/FPA | Extension and conversion of the first floor and roof space to create 3 no. 2-bed apartments and 1 no. 1 bed apartment to be used as visitor accommodation (Use Class C1). (Amended Title) | Court Inn Court Lane Durham DH1 3AW

(c) Update regarding the license application for Hawthorn Terrace street

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

a) To note:

DM/23/00187/FPA | Erection of 2 storey side extension, porch to front and re-site existing external store. | 21 Moor Edge Crossgate Moor Durham DH1 4HT

DM/23/00331/LB | Addition of stone renewal and structural pinning on the Monks Garden wall | Durham Cathedral The College Durham DH1 3EH

b) To discuss:

DM/23/00174/FPA | Change of use from Class 3 (dwellinghouse) to Class 4 (HMO) including internal remodelling. Internal works comprise of the relocation of existing first floor bathroom to create one additional bedroom and change of glazing from opaque to clear on rear elevation and the creation of a new shower room. | 41 Whinney Hill Durham DH1 3BD

DM/23/00241/FPA | Change of Use from 6 Bed dwellinghouse to 2no. 2 bed flats. (amended description 09.02.2023) | 24 Nevilledale Terrace Durham DH1 4QG

7. Update on the proposed enhanced drug search of licensed premises in Durham City

8. Consultation on proposed diversion of Durham Footpath 88

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 3rd February 2023

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

Also present: A Shanley (Parish Clerk), Mr Roger Cornwell, Mr John Ashby, Mr John Lowe, Ms Janet George, Ms Janet Johnson, Councillor L Brown, Ms Hannah Shepherd, Ms Martha Stewart, Ms Lily Paterson-Holt (members of the public).

1. Welcome and apologies

None received.

2. To receive any declarations of interest from members

Councillor R Ormerod declared an interest in item 5 insofar as it may relate to a potential road closure order as Chair of DCC Highways Committee.

3. To receive and approve as a correct record the minutes of the meeting held on 20th January 2023

The minutes of the meeting held on 20th January 2023 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.

Mr John Ashby 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 but also specifically raised the issue of scaffolding on Saddler Street blocking one side of the pavement and asked, whilst the scaffolding is in place, if the businesses opposite may be persuaded to not put out their A-boards. The Clerk advised that he would speak with the Parish Council's retail consultant and engage with the businesses opposite on this issue.

Ms Janet George advised that she was attending to hear discussions on item 5 of the Agenda.

Ms Janet Johnson advised that she was attending to hear discussions on application DM/23/00099/FPA.

Councillor L Brown advised that she was attending to hear discussions on item 5 of the Agenda.

Ms Hannah Shepherd advised that she was attending to hear discussions on item 5 of the Agenda.

Ms Martha Stewart advised that she was attending to hear discussions on item 5 of the Agenda.

Ms Lily Paterson-Holt advised that she is the prospective applicant for the Hawthorn Terrace street application and hoped to speak to the Committee under item 5 of the Agenda.

5. Pre-application discussion regarding the license application for Hawthorn Terrace street

The Chair welcomed Ms Lily Paterson-Holt to the meeting and thanked her for engaging with the Parish Council at this early stage.

Ms Lily Paterson-Holt thanked the Parish Council for the opportunity to meet with them and to discuss her plans.

Ms Lily Paterson-Holt began by advising the Committee that she hosted the Platinum Jubilee Street Party on Hawthorn Terrace in June 2022 and advised that, following the success of this event, she had originally wished to submit a premises licence application for Hawthorn Terrace street.

Lily advised that she had engaged with the County Council on this original proposal and had been advised that she would need to submit a noise impact assessment for this scheme and this would be financially prohibitive. As a result, Lily advised that she had recently decided to amend the application to two Temporary Event Notices for the street in order to facilitate a party on the 1st Saturday in June – not the Coronation weekend – which would clash with exam season at the University.

Councillor E Ashby asked if Lily would be making disabled access available as part of the event. Councillor E Ashby also asked if Lily would be making provision for non-attendees of this event to still access their homes without going through a street party. Lily confirmed that there would be an access route behind Hawthorn Terrace for non-attendees to be able to access their properties. Lily also advised that she hoped to keep one of the pavements on Hawthorn Terrace free, i.e. outside of the official events space so as to allow easier access for disabled users and non-attendees of the event to access their properties.

Ms Janet George asked Lily to appreciate that residents are very upset about this proposal and highlighted that the event last year was student-only and did cause a noise disturbance for residents. Janet highlighted that there are a number of University-owned venues, e.g. the racecourse which could be used for this event instead of taking up residential streets.

Councillor Susan Walker asked Lily to bear in mind numbers attending and expressed a fear that there is risk of a crush if the event becomes too overcrowded.

Mr Roger Cornwell asked if Lily had already applied for the TEN for this event. Lily confirmed that she had not yet applied for this. Roger highlighted that the Crossgate Community Partnership is meeting on Tuesday and he hoped that Lily might be able to attend this meeting in order to discuss this with residents. Lily confirmed that she would be able to attend this meeting and thanked Roger for the opportunity to discuss this with residents.

Ms Martha Stewart advised that residents of Byland Lodge and Byland Close need to be able to access Hawthorn Terrace in order to access their properties – highlighting that there is no vehicular access to the back of Hawthorn Terrace all the way up to Byland

Close. Martha asked that Lily make a big effort in making the local community aware of this event as she felt this hadn't been done with the event last year.

Hannah Shepherd advised that she had met with Lily and is happy to support the communication of this event to non-student residents. Hannah also thanked Lily for making the Pro-Vice Chancellor aware of this proposal and expressed the hope that the channels of communication between residents, Lily and the University on this event can be kept open to address any ongoing concerns.

Councillor Liz Brown asked if Lily had yet applied for the street closure. Lily confirmed that she had not yet applied for the street closure.

6. Matters arising:

(d) To agree the draft responses to the following planning and licensing application(s), pre-application(s) and/or appeal(s):

DM/22/03712/OUT | Demolition of existing buildings adjacent to B6532 and outline planning permission (all matters reserved except for access) for a maximum of 1,550 residential dwellings (Use Class C3), a local centre (Use Classes E and F2), public house (Use Class Sui Generis) and primary school (Use Class F1), compensatory improvements to the Green Belt, associated infrastructure and landscaping (resubmission). | Land At Sniperley Park Pity Me DH1 5DZ. The Committee **approved** the response to this application and **agreed** to share the response with the City of Durham Trust, WRRAG, and the CPRE ahead of submission.

DM/22/03778/FPA | Hybrid planning application consisting of outline planning permission (all matters reserved) for an extension to the Sniperley Park and Ride and full planning permission for the development of 368 dwellings associated access and works and demolition of former farm buildings (resubmission). | Land North And East Of Sniperley Farm Durham DH1 5RA. The Committee **approved** the response to this application and **agreed** to share the response with the City of Durham Trust, WRRAG, and the CPRE ahead of submission.

DM/22/03823/FPA | Change use of dwellinghouse (C3) to 7 bed large HMO (Sui Generis) including changing the use of the garage into a habitable room | 3 St Monica Grove Crossgate Moor Durham DH1 4AS. The Committee **approved** the response to this application.

Pre-consultation for proposed radio base station(s) at the following locations:

At the grass verge of St. Godric's Road, Viaduct, Durham, England DH1 4SF. The Committee **approved** the response to this pre-consultation and noted that the Design and Conservation Officer had objected to this proposal.

At the grass verge of Stockton Road, Elvet, Durham, England DH1 3LY. The Committee **approved** the response to this pre-consultation and noted that Elvet Residents Association had also objected to this proposal.

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

DM/22/02266/FPA | Siting of temporary teaching accommodation (4 year period). | Car Parking Land Territorial Lane Durham DH1 3HJ. The Committee **noted** that this application had now been approved under delegated powers.

DM/21/04160/FPA | Subdivide property into two C3 dwellings creating a studio flat within the basement including internal and external alterations | 7 Cross View Terrace

Durham DH1 4JY. The Committee **noted** that this application had now been withdrawn by the applicant(s).

(f) To prepare for the County Planning Committee of 7th February 2023 for the following planning application(s):

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 **agreed** that Councillor E Ashby should represent the Parish Council at the hearing on both applications.

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

c) To note:

DM/22/03368/FPA | Air source heat pump compound and relation of bin store, cycle store and footpath | Plot C - Speculative Office Development Land At Aykley Heads Durham DH1 5UQ. The Committee **agreed** to note this application.

DM/22/03719/FPA | Rear two storey extension with Juliet balcony, single storey extension to front to replace bay window | 15 Park House Road Durham DH1 3QF. The Committee **agreed** to note this application.

DM/23/00059/FPA | Proposed first floor side extension to provide additional bedroom with ensuite | 2 Mayorswell Close Durham DH1 1JU. The Committee **agreed** to note this application.

d) To discuss:

DM/22/03446/FPA | Change of use from car parking spaces to seasonal mobile trader/catering business pitch | Car Park Wharton Park Framwelgate Peth Durham DH1 4RS. The Committee **agreed** to note this application.

DM/23/00099/FPA | Subdivision of an existing 4 bedroom bungalow C3 dwellinghouse to form 2No C3 two bedroom dwellinghouses with associated external works and internal alterations | 4 North End Durham DH1 4NG. The Committee **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee. The Clerk **agreed** to draft the objection letter to this application.

DM/23/00102/TPO | To fell one Pine | Land To The North Of 46 Richardby Crescent Durham DH1 3TY. The Committee **agreed** to object to this application. The Clerk **agreed** to draft the objection letter to this application.

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
(17th February 2023)**