



City of Durham Parish Council

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Date of Summons: 10th April 2023

SUMMONS

To all Members of the City of Durham Parish Council's Planning and Licensing Committee: Councillors E Ashby, V Ashfield, N Brown, A Doig, Cllr G Holland, C Lattin and S Walker.

You are hereby summoned to attend the **Planning and Licensing Committee meeting** to be held **via Zoom at 12:00pm on Friday 14th April 2023** for the purpose of transacting the following Agenda business as shown.

The link to join this meeting is below:

<https://us02web.zoom.us/j/86769090253>

Meeting ID: 867 6909 0253

Members of the public and press are also cordially invited to attend. Members of the public may address Council, Committee or Sub-Committee meetings for up to three minutes, with the agreement of the Chair of the meeting, provided that the statement is related to an item on the agenda. The speaker should approach the Clerk before the meeting commences to request to speak during the meeting.

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities, Health & Safety, Civility and Respect and Human Rights plus Social, Economic and Environmental matters.

Yours faithfully,

A. Shanley

Mr Adam Shanley
Clerk to the City of Durham Parish Council

AGENDA

- 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 31st March 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/23/00759/VOC | Variation of Condition 3 (opening hours) pursuant to planning permission DM/18/02199/FPA | 25 Elvet Bridge Durham DH1 3AA.

DM/23/00729/FPA | Replacement window and front face cladding to dormer on front elevation with uPVC. Conservation velux to front elevation, replacement garage windows, replace window with doors in dining room, and new timber sliding sash window to kitchen in previously bricked up opening. Solar panels to rear elevation roof slope. | Ivyholme 58 The Avenue Durham DH1 4EB.

DM/23/00711/CEU | Application for a Lawful Development Certificate for change of use of C3 Dwellinghouse to C4 HMO prior to the Article 4 Direction coming into force | 3 Alma Terrace Nevilles Cross Bank Durham DH1 4JQ.

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.

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

DM/22/03247/FPA | Erection of new ancillary student accommodation facilities building built within grass embankment; minor external changes to existing Harding building including re-instatement of historical entrance location and implementation of associated landscaping scheme. | Rushford Court North Road Durham DH1 4RY

DM/22/03232/FPA | Change Of Use from Class E 'Commercial, Business And Services' to a mixed-use comprising uses within use Class E and Sui Generis 'Drinking establishments and venues for live music performances and events' with ancillary facilities, alterations to the external elevations and provision of a roof-top terrace with external seating and associated facilities. | 4 - 6 Silver Street Durham DH1 3RB

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

(c) Preparing for the County Council licensing hearing on 17th April 2023 for the following application(s):

- Application to vary a Premises Licence – Jimmy Allens, 19-21 Elvet Bridge, Durham, DH1 3AA.

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

a) To note:

DM/23/00661/FPA | Replacement of existing wooden garage. | Garage North West Of 1 Beech Crest Durham DH1 4QF

DM/23/00867/TPO | T1. Scots pine - crown thin by 20% and crown reduce/reshape by 3-4m | Cranleigh Bells Folly Potters Bank Durham DH1 3RR

DM/23/00651/LB | Erection of new metal railings to the front (North Road) elevation. | 27 North Road Durham DH1 4SG

b) To discuss:

DM/23/00817/FPA | Conversion of existing dwelling into 2no. 2-bed apartments. Demolition of existing single storey rear extension and conservatory and erection of replacement single storey extension. | 24 Hallgarth Street Durham DH1 3AT

DM/23/00914/FPA | Installation of Lampounette public art lighting feature in association with Lumiere | Land North Of Wearside House Riverside Place Durham DH1 1SL

DM/23/00436/FPA | Demolition of Existing Dwelling and Construction of 2no. Semi-Detached Dwellings | Goldrill Farnley Hey Road Durham DH1 4EA

DM/22/03574/FPA | Erection of 4no. C3 dwellings (Revised and Resubmitted) | Land to The Rear Of 63 Crossgate Durham DH1 4PR

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

Mr Jatinder Singh Grewal	Bunty's 18a North Road Durham DH1 4SH	Application for the grant of a premises licence Late night refreshment (indoors and outdoors) Monday to Saturday 11.00pm to 3.00am, Sunday 11.00pm to midnight, extend the hours on a Sunday preceding Bank Holidays to 3.00am	1 May 2023
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8. Update on the production of the Conservation Area Management Plan

9. Update on consultation on the following Supplementary Planning Documents:

- Development viability, affordable housing, and developer contributions Supplementary Planning Document (SPD) second consultation
- County Durham Design Code Supplementary Planning Document (SPD)
- Housing Needs Supplementary Planning Document (SPD)
- Trees, Woodland and Hedges Supplementary Planning Document (SPD)

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

28th April 2023

12th May 2023

26th May 2023

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 31st March 2023

Present: Cllr G Holland (in the Chair), Cllr E Ashby, Cllr N Brown, Cllr A Doig, Cllr C Lattin and Cllr S Walker.

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

1. Welcome and apologies

Apologies were received from Councillor V Ashfield.

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 17th March 2023

The minutes of the meeting held on 17th March 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 Michael Hurlow 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.

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.

Ms Sarah Wilkinson advised that she was attending the meeting to hear discussions on application DM/23/00241/FPA.

5. Matters arising:

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

DM/23/00358/VOC | Variation of condition 3 (opening hours) pursuant to planning permission DM/21/01282/FPA | 93 Elvet Bridge Durham DH1 3AG. The Committee **approved** the response to this application.

DM/23/00456/FPA | Change of use from dwelling (use class C3) to House in multiple occupation (HMO) (use class C4). | 3 Wentworth Drive Durham DH1 3FD. The Committee **approved** the response to this application.

DM/23/00607/VOC | Variation of Condition(s) 10 (Obscure Glazing) pursuant to DM/20/01107/FPA with removal of word 'non-opening' for purge ventilation

purposes | Saffron House Newcastle Road Crossgate Moor DH1 4HZ. 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/23/00174/FPA | Change of use from Class 3 (dwellinghouse) to HMO (Sui Generis) 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. The Committee **noted** that this application had now been withdrawn by this applicant.

DM/23/00099/FPA | Subdivision of an existing 4-bedroom bungalow C3 dwellinghouse to form 2 No C3 two-bedroom dwellinghouses with associated external works and internal alterations | 4 North End Durham DH1 4NG. The Committee **noted** that this application had now been refused by the County Council.

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 **noted** that this application had now been approved by the County Council.

DM/22/02292/VOC | Variation of condition 2 of planning permission 4/99/00534/FPA to allow a change in opening hours. | 5 North Road Durham DH1 4SH. The Committee **noted** that this application had now been approved by the County Council.

- License review for the Drunken Duck, 91a Claypath. Durham. DH1 1RG

The Committee **noted** that, following mediation between Durham Police and this premises, a set of new and rigorous conditions had now been attached to this licence and the premises is once again able to open.

The Committee also **noted** that those involved in the bar fight within this premises had been issued with banning orders by the Police and were now unable to come into Durham to enjoy the night time economy for the next 10 years.

(f) Preparing for the County Council licensing hearing on 17th April 2023 for the following application(s):

Application to vary a Premises Licence – Jimmy Allens, 19-21 Elvet Bridge, Durham, DH1 3AA. The Committee **agreed** to maintain its objection to this application and Councillor G Holland **agreed** to represent the Parish Council at this hearing.

(g) To consider the latest amendment(s)/ update(s) to the following planning applications:

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. The Committee noted the additional documents submitted by the applicant in this case. The Committee **agreed** to submit a follow-up objection to this amended application and the Clerk **agreed** to draft the follow-up response.

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

c) To note:

DM/23/00216/FPA | Raised decking to rear of host dwelling | 18 The Grove North End Durham DH1 4LU. It was **agreed** to note this application.

DM/23/00445/FPA | Installation of new shop front (amended description) | 5 New Elvet Durham DH1 3AQ. It was **agreed** to note this application.

DM/23/00527/FPA | Two-storey side, rear and single-storey rear extensions with enclosed rear decking | 15 Moor Edge Crossgate Moor Durham DH1 4HT. It was **agreed** to note this application.

DM/23/00552/FPA | Two-storey side extension, proposed porch to front and rear single storey extension. | 1 St Leonards North Road Durham DH1 4NH. It was **agreed** to note this application.

DM/23/00657/FPA | Single-storey side extension | 10 Lowes Court the Downs Durham DH1 4NR. It was **agreed** to note this application.

DM/23/00753/FPA | Replacement of the existing porch | Edale 22 Crossgate Peth Durham DH1 4PZ. It was **agreed** to note this application.

d) To discuss:

DM/23/00759/VOC | Variation of Condition 3 (opening hours) pursuant to planning permission DM/18/02199/FPA | 25 Elvet Bridge Durham DH1 3AA. It was **agreed** to object to this application and call this application in to the Central and East Area County Planning Committee for determination. The Clerk **agreed** to draft the response to this application.

DM/23/00792/FPA | Conversion to Cafe with associated alterations and new first floor over | Former Public Toilets North Road Durham DH1 4RE. It was **agreed** to note this application.

DM/23/00729/FPA | Replacement window and front face cladding to dormer on front elevation with uPVC. Conservation velux to front elevation, replacement garage windows, replace window with doors in dining room, and new timber sliding sash window to kitchen in previously bricked up opening. Solar panels to rear elevation roof slope. | Ivyholme 58 The Avenue Durham DH1 4EB. It was **agreed** to object to this application. Councillor E Ashby **agreed** to draft the response to this application.

DM/23/00711/CEU | Application for a Lawful Development Certificate for change of use of C3 Dwellinghouse to C4 HMO prior to the Article 4 Direction coming into force | 3 Alma Terrace Nevilles Cross Bank Durham DH1 4JQ. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

7. Ongoing engagement with the licensed economy in Durham City

The Clerk reminded Members that the Parish Council had recently worked with Durham Police in order to deliver an enhanced drug search of licenced premises within the City centre.

The Clerk highlighted that these operations had highlighted that there is still a concerning level of drugs use in some of the licenced premises of the City and he had worked with Durham Police to see what proactive actions the Police and Parish Council can do to tackle this issue.

The Clerk confirmed that, further to his recent correspondence regarding the purchase of the Blok-It product, he had purchased a number of these and intended to attend the next Pubwatch meeting to offer this to licenced premises, in the hopes that this would encourage their continued use of these types of products to help tackle the use of illicit drugs in areas of the premises such as the toilet.

The Committee thanked the Clerk for his proactive work on this issue.

8. Consultation on the following Supplementary Planning Documents:

The Chair took the opportunity to thank the Clerk and Members for their attendance at the coffee and planning afternoon hosted by the Parish Council on 29th March in order to assess these new SPDs for the County.

The Chair reminded Members that the Clerk had circulated notes from this meeting and that he, Councillors E Ashby, S Walker and C Lattin had agreed to draft the responses to these SPDs on behalf of the Parish Council.

Members were asked to submit their drafts to the Clerk by no later than Wednesday 5th April 2023.

The SPDs being consulted on were as follows:

- Development viability, affordable housing, and developer contributions Supplementary Planning Document (SPD) second consultation
- County Durham Design Code Supplementary Planning Document (SPD)
- Housing Needs Supplementary Planning Document (SPD)
- Trees, Woodland and Hedges Supplementary Planning Document (SPD)

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
(14th April 2023)