



City of Durham Parish Council

The City of Durham Parish Council. Office 3, Clayport Library. 8 Millennium Place. Durham. DH1 1WA.

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Date of Summons: 8th May 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 12th May 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/83221897433>

Meeting ID: 832 2189 7433

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 28th April 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/23/00958/LB | Demolition of existing single storey rear extension and conservatory. Conversion of existing dwelling into 2no. 2-bed apartments including replacement single storey extension. | 24 Hallgarth Street Durham DH1 3AT.

DM/23/01015/FPA | Single storey rear extension to terraced dwelling (existing C4 HMO). | 7 Lowes Barn Bank Nevilles Cross Durham DH1 3QJ.

DM/23/01031/FPA | Change Use of dwellinghouse (C3) into a small house in multiple occupation (C4) with minor external alterations | Magdalene Heights Gilesgate Durham DH1 1SY.

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

DM/23/00842/FPA | Demolition of existing forecourt shop building and automatic car wash building and erection of new mixed-use building incorporating retail and hot food drive thru, new electric vehicle charging facility, renewal of existing jet wash bays and associated forecourt alterations. | Stonebridge Service Station Stonebridge Durham DH1 3RX

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

DM/20/03238/OUT | Outline application for Purpose Built Student Accommodation comprising up to 850 bedrooms, with all matters reserved. Re-consultation on older application to allow for update of policy / financial requirements - no amendments submitted. | Land to the North of Mount Oswald South Road Durham DH1 3TQ

DM/22/01650/FPA | Change of use from 6 bed C4 to 9 bed Sui Generis HMO with single storey rear extension (amended) | 1 Larches Road Durham DH1 4NL

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

(c) Preparing for the licensing hearing on 22nd May for the following licensing application(s):

Application for the grant of a premises licence by Mr Jatinder Singh Grewal for Buntys 18A North Road. Durham DH1 4SH.

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

a) To note:

DM/23/00993/FPA | Loft conversion including a glass dormer window in centre of roof, with 3x conservation velux windows. Convert and extend the existing garage to a 1.5 storey garden room, with 2x dormer windows | 90 Gilesgate Durham DH1 1HY

DM/23/01071/LB | Listed Building Consent for internal alterations creating 2no mock cells, training area, replace WC, redecoration of kitchen area and install ventilation | HM Prison Durham Old Elvet Durham DH1 3HU

DM/23/01230/LB | Installation of a new cash safe in the ground floor back office. | 6 - 7 Market Place Durham DH1 3HL

DM/23/00928/FPA | Two-storey side extension and solar panels to rear | 2 St Aidans Crescent Crossgate Moor Durham DH1 4AP

DM/23/00814/FPA | Roof lantern to rear and 2no solar panels to front | 85 Gilesgate Durham DH1 1HY

DM/23/01080/FPA | Two storey rear extension, balcony to existing roof, render to rear elevation and alterations to fenestration | 15 Archery Rise Durham DH1 4LA

DM/23/01139/VOC | Variation of condition 2 of planning approval DM/22/02266/FPA to allow the addition of 7no. AC condenser units to the eastern elevation of the temporary classroom accommodation. | Car Parking Land Territorial Lane Durham DH1 3HJ

b) To discuss:

DM/23/01155/LB | Single storey rear extension, replacement roof including 2no. rooflights to rear, conversion of loft to habitable room incorporating structural alterations and new staircase | 4 Leazes Place Durham DH1 1RE

DM/23/01161/FPA | Installation of baby memorial, new handrails, and renewal of footpaths | St Cuthberts Church North Road Durham DH1 4NH

DM/23/01237/FPA | Change of use from five bed dwellinghouse to seven bed HMO (sui generis). | 41 Fieldhouse Lane Durham DH1 4LT

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

WLHPLUS Limited	Happiness 2 Restaurant and Karaoke Bar (currently Studio), Ground, first and second floor, 17 North Road, Durham DH1 4SH	<p>Application to vary a premises licence</p> <p>Films (indoors) Monday to Sunday 11.00am to 2.30am</p> <p>Live music (indoors) Monday to Sunday 11.00am to 2.30am</p> <p>Recorded music (indoors) Monday to Sunday 11.00am to 2.30am</p> <p>Performances of dance (indoors) Monday to Sunday 11.00am to 2.30am</p> <p>Anything of a similar description to live music, recorded music and performance of dance (indoors) Monday to Sunday 11.00am to 2.30am</p> <p>Late night refreshment (indoors and outdoors) Monday to Sunday 11.00pm to 2.30am</p> <p>Sale of alcohol (on and off the premises) Monday to Sunday 11.00am to 2.00am</p> <p>To vary the layout of the premises</p> <p>To replace all of the conditions at Annex 2 and 3 of the current premises licence and replace with a new set of conditions for the promotion of the licensing objectives</p>	23 May 2023
Amber Taverns Limited	The Water House 65 North Road Durham DH1 4SQ	Application to vary a premises licence	24 May 2023

		<p>Films (indoors) Monday to Sunday 9.00am to 1.00am, from the end of permitted hours New Year's Eve to the commencement of permitted hours New Year's Day, an additional hour on Christmas Eve, Boxing Day, The Thursday preceding Good Friday, The Saturday and Sunday of each Bank Holiday weekend, St Georges, St Patrick's and St Valentine's Day</p> <p>Live music (indoors) Monday to Sunday 9.00am to 1.00am, from the end of permitted hours New Year's Eve to the commencement of permitted hours New Year's Day, an additional hour on Christmas Eve, Boxing Day, The Thursday preceding Good Friday, The Saturday and Sunday of each Bank Holiday weekend, St Georges, St Patrick's and St Valentine's Day</p> <p>Recorded music (indoors) Monday to Sunday 9.00am to 1.00am, from the end of permitted hours New Year's Eve to the commencement of permitted hours New Year's Day, an additional hour on Christmas Eve, Boxing Day, The Thursday preceding Good Friday, The Saturday and Sunday of each Bank Holiday weekend, St Georges, St Patrick's and St Valentine's Day</p> <p>Performances of dance (indoors) Monday to Sunday 9.00am to</p>	
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		<p>1.00am, from the end of permitted hours New Year's Eve to the commencement of permitted hours New Year's Day, an additional hour on Christmas Eve, Boxing Day, The Thursday preceding Good Friday, The Saturday and Sunday of each Bank Holiday weekend, St Georges, St Patrick's and St Valentine's Day</p> <p>Anything of a similar description to live music, recorded music and performance of dance (indoors) Monday to Sunday 9.00am to 1.00am, from the end of permitted hours New Year's Eve to the commencement of permitted hours New Year's Day, an additional hour on Christmas Eve, Boxing Day, The Thursday preceding Good Friday, The Saturday and Sunday of each Bank Holiday weekend, St Georges, St Patrick's and St Valentine's Day</p> <p>Late night refreshment (indoors and outdoors) Monday to Sunday 11.00pm to 1.00am, from the end of permitted hours New Year's Eve to the commencement of permitted hours New Year's Day, an additional hour on Christmas Eve, Boxing Day, The Thursday preceding Good Friday, The Saturday and Sunday of each Bank Holiday weekend, St Georges, St Patrick's and St Valentine's Day</p>	
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		<p>Sale of alcohol (on and off the premises) Monday to Sunday 9.00am to 1.00am, from the end of permitted hours New Year's Eve to the commencement of permitted hours New Year's Day, an additional hour on Christmas Eve, Boxing Day, The Thursday preceding Good Friday, The Saturday and Sunday of each Bank Holiday weekend, St Georges, St Patrick's and St Valentine's Day</p> <p>Reduce the opening time to 9.00am</p> <p>To vary the layout of the premises to format a new office and CCTV room, removal of booths to add new loose furniture, formulate new fixed seating, to add a sound proofed karaoke room, shuffleboard and darts area, accommodate a new gents toilet</p> <p>To remove all the conditions within the operating schedule of the premises lice which refers to Wetherspoons and replace with an operating schedule of Amber Taverns</p>	
Mrs Syeda Sadaf Riaz	PICCO D'Italia, 32a Saddler Street, Durham DH1 3NU	<p>Application to vary a premises licence</p> <p>To vary the layout of the premises in accordance with submitted plans which includes delicensing the 3rd floor and adding the ground floor as a licensed area.</p>	26 May 2023

		There are no changes to the hours of activities provided on the premises licence.	
Beer Pong Durham Limited	Wiff Waff Back Silver Street Durham DH1 3RA	<p>Application to vary a premises licence</p> <p>To allow licensed hours to commence from 12.00 noon as follows (the terminal hours to remain unchanged):</p> <p>Recorded music (indoors) Monday 12.00 noon to 2.00am, Tuesday to Thursday 12.00 noon to 1.30am, Friday and Saturday 12.00 noon to 2.30am, Sunday 12.00 noon to 1.30 am</p> <p>Sale of alcohol (on and off the premises) Monday 12.00 noon to 2.00am, Tuesday to Thursday 12.00 noon to 1.00am, Friday and Saturday 12.00 noon to 2.00am, Sunday 12.00 noon to 1.00 am</p> <p>To replace all of the conditions at Annex 2 and 3 of the current premises licence and replace with a new set of conditions for the promotion of the licensing objectives</p>	31 May 2023

- 8. To consider a proposal for a research project into the licensing/ planning approvals for all licensed premises in the City.**
- 9. Report on objections to planning application and calls to Committee: DCC Central and East Planning Committee**
- 10. Dates of future meeting(s) of this Committee:**
 - 26th May 2023
 - 9th June 2023
 - 23rd June 2023

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 12:30pm on Friday 28th April 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: Mr A Shanley (Parish Clerk), Mr Roger Cornwell, Mr John Ashby, Mr Michael Noone, Prof. Kathryn Banks, Ms Madeleine Ashdown, Mr Phil Sanderson, Ms Janice Timmins, Ms Victoria Smith and Hannah (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 14th April 2023

The minutes of the meeting held on 14th April 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 Michael Noone advised that he was attending the meeting to hear discussions on application DM/23/00436/FPA.

Prof. Kathryn Banks advised that she was attending the meeting to hear discussions on application DM/23/00436/FPA.

Ms Madeleine Ashdown advised that she was attending the meeting to hear discussions on application DM/22/01650/FPA.

Mr Phil Sanderson advised that he was attending the meeting to hear discussions on application DM/22/01650/FPA.

Ms Janice Timmins advised that she was attending the meeting to hear discussions on application DM/22/01650/FPA.

Ms Victoria Smith advised that she was attending the meeting to hear discussions on application DM/22/01650/FPA.

Hannah advised that she was attending the meeting to hear discussions on application DM/22/01650/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/23/00817/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. The Committee **approved** the response to this application.

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. The Committee **approved** the response to this application.

DM/22/03574/FPA | Erection of 4no. C3 dwellings (Revised and Resubmitted) | Land to The Rear Of 63 Crossgate Durham DH1 4PR. The Clerk advised that he would be drafting the response to this application today for Committee approval.

Application for the grant of a premises licence by Mr Jatinder Singh Grewal for Bunty's 18A North Road. Durham DH1 4SH. 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/22/01272/FPA | Erection of 2 No. dwellings. | Land to the North East of Blaidwood South Road Durham DH1 3TQ. The Committee **noted** that this application had now been withdrawn by the applicant.

DM/21/03661/FPA | Demolition of existing property and erection of 3 detached dwelling with associated facilities | 8 Blaidwood Drive Durham DH1 3TD. The Committee **noted** that this application had now been withdrawn by the applicant.

Application to vary a Premises Licence – Jimmy Allens, 19-21 Elvet Bridge, Durham, DH1 3AA. The Committee **noted** that this application had now been approved, in spite of the Parish Council's objection to this proposal.

(f) To consider the latest updates to the following planning and licensing application(s) and/or appeal(s):

DM/22/01650/FPA | Change of use from 6 bed C4 to 9 bed Sui Generis HMO with single storey rear extension (amended) | 1 Larches Road Durham DH1 4NL. The Committee noted that this application would now be heard at Committee on 9th May with a recommendation for approval. The Chair **agreed** to represent the Parish Council at this Committee meeting.

DM/23/00436/FPA | Demolition of Existing Dwelling and Construction of 2no. Semi-Detached Dwellings | Goldrill Farnley Hey Road Durham DH1 4EA. The Committee noted the recent correspondence on this application and the concerns expressed by local residents regarding the loss of an important view of the World Heritage Site. The Committee **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee, should officers be minded to approve the application. The Clerk **agreed** to draft the objection to this application.

DM/20/03238/OUT | Outline application for Purpose Built Student Accommodation comprising up to 850 bedrooms, with all matters reserved. Re-consultation on older application to allow for update of policy / financial requirements - no amendments submitted. | Land to the North of Mount Oswald South Road Durham DH1 3TQ. The Committee **noted** that this application would be heard at the Central and East Area County Planning Committee on 2nd May 2023 and **agreed** that Councillor E Ashby should represent the Parish Council at this Committee meeting.

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

c) To note:

DM/23/00988/LB | The replacement of glass lantern above The Black Staircase at Durham Castle. | University College Durham Castle Palace Green Durham DH1 3RW. It was **agreed** to note this application.

DM/23/00807/AD | Retention of 2no. non-illuminated signs to front and side | 9 Silver Street Durham DH1 3RB. It was **agreed** to note this application.

d) To discuss:

DM/23/00628/AD | Display of various advertisements including 8 no. illuminated signs and 4 no. non-illuminated signs across 12 zones | The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to note this application.

DM/23/00942/TPO | T1 Ash. Crown reduce by 3 metres to 13m above ground level. Reduce limb overhanging No25 Dalton Crescent by 1.5m. Remove limb growing towards No24 Dalton Crescent. Remove major deadwood. T2 Lime. Remove major deadwood. | 24 Dalton Crescent Nevilles Cross Durham DH1 4FB. It was **agreed** to note this application.

DM/23/00958/LB | Demolition of existing single storey rear extension and conservatory. Conversion of existing dwelling into 2no. 2-bed apartments including replacement single storey extension. | 24 Hallgarth Street Durham DH1 3AT. The Committee **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee, should officers be minded to approve the application. The Clerk **agreed** to draft the objection to this application.

DM/23/01015/FPA | Single storey rear extension to terraced dwelling (existing C4 HMO). | 7 Lowes Barn Bank Nevilles Cross Durham DH1 3QJ. The Committee **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee, should officers be minded to approve the application. The Clerk **agreed** to draft the objection to this application.

DM/23/01031/FPA | Change Use of dwellinghouse (C3) into a small house in multiple occupation (C4) with minor external alterations | Magdalene Heights Gilesgate Durham DH1 1SY. The Committee **agreed** to object to this application

and to call this application in to the Central and East Area County Planning Committee, should officers be minded to approve the application. The Clerk **agreed** to draft the objection to this application.

7. Update on the production of a licensing map of Durham City

The Clerk reminded Members of the ongoing efforts to produce a licensing map of the whole of Durham City, which would detail the name and address of the premises as well as all of the licensable activities each premises is licensed for.

The Clerk reminded Members that DCC's Licensing Team Leader had recently corresponded with the Council on this and explained the difficulties in producing this information, given the resourcing required.

The Clerk also advised that DCC licensing is in the middle of a procurement exercise where they are looking to get a new online licensing portal established. Licensing Services have put forward their priorities which includes having an online register. DCC has narrowed this work down to two companies who are coming back to do further in-depth demonstrations before DCC decides who to contract for this work.

The Committee **agreed** to await further news of this procurement exercise.

8. Report on objections to planning application and calls to Committee: DCC Central and East Planning Committee

Councillor A Doig reminded Members that this report was discussed at the Full Council meeting in April and he recognised that this does require some further drafting. Councillor A Doig advised that he was aware of concerns about the number of call-in requests coming from the City of Durham Parish Council to County Committees. Councillor A Doig also expressed concerns at the robustness of the data used by officers in assessing whether the 10% threshold had been breached with particular applications. Councillor A Doig suggested that John Ashby and Roger Cornwell be involved in re-drafting this report.

Councillor A Doig advised that he was aware that the HMO data around the Sheraton Park area in particular needed updating as soon as possible.

Mr Roger Cornwell highlighted that well over a quarter of all applications considered by the Central and East Area Planning Committee were from the City of Durham parish area.

Mr Roger Cornwell also highlighted that, in 2022 in total, the City of Durham Parish Council objected to 29 applications, of which the Parish Council called in 17 applications to Committee and 7 were actually considered at Committee (the other 10 either being refused by the officers directly or else removed by the applicant(s)).

It was **agreed** that Councillor A Doig should lead on re-drafting this report for Committee and to bring this report back to Committee at a future date.

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

12th May 2023
26th May 2023
9th June 2023

The start time for these meetings going forward was **agreed** for 12:00pm noon.

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
(12th May 2023)**