



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: 17th July 2023

SUMMONS

To all Members of the City of Durham Parish Council's Planning and Licensing Committee: Councillors E Ashby, N Brown, A Doig, G Holland, C Lattin, R Ormerod 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 21st July 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/82426893513>

Meeting ID: 824 2689 3513

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 7th July 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/23/01777/FPA | Change of use of from hot food takeaway and bar on the ground and first floors to a large House in Multiple Occupation (HMO) (sui generis), including alterations to the west elevation and removal of two flues on the east elevation. | 29 - 33 Neville Street Durham DH1 4EY
 - (b) To consider the outcome of the following planning and licensing application(s) and/or appeal(s):**

Appeal for DM/22/01418/FPA | Change of use from 5 bedroom (house in multiple occupation HMO (use class C4) to 7-bedroom HMO (Use class sui generis) including demolition of existing two-storey extension and creation of part two-storey/part single-storey extension at rear. | 14 Mowbray Street Durham DH1 4BH

DM/23/00436/FPA | Demolition of existing dwelling and construction of 2no. semi-detached dwellings | Goldrill Farnley Hey Road Durham DH1 4EA
 - (c) To consider the latest updates on the following planning and licensing application(s) in the parish area:**

DM/21/01117/FPA | Demolition of the former North East Motorcycles showroom and construction of a two-storey building with ground floor commercial unit (Class E) and residential accommodation above, and construction of a two-storey residential building on the land to the rear to create a combined total of 9 self-contained C3 apartments (Resubmission of previous application DM/20/00873/FPA). | North East Motor Cycles Darlington Road Durham DH1 4PE
- 6. To consider the following new licensing applications in the parish area:**

Leamside Food Company Limited	The Food Pit 19 The Riverwalk Milburngate	Minor variation of a premises licence To add an outdoor area opposite The Food Pit to use as an outdoor area for	27 July 2023
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	Durham DH1 4SL	<p>the service and consumption of food and drink.</p> <p>To change the premises licence for the sale of alcohol to on and off sales.</p>	
Durham University	Durham University Rushford Court Club Rushford Court North Road Durham DH1 4RY	<p>Application for the grant of a club premises certificate</p> <p>Plays (indoors) Monday to Thursday 10.00am to 11.00pm, Friday and Saturday 10.00am to midnight, Sunday 10.00am to 10.30pm</p> <p>Films (indoors) Monday to Thursday 10.00am to 11.00pm, Friday and Saturday 10.00am to midnight, Sunday 10.00am to 10.30pm</p> <p>Live music (indoors) Monday to Thursday 10.00am to 11.00pm, Friday and Saturday 10.00am to midnight, Sunday 10.00am to 10.30pm</p> <p>Recorded music (indoors) Monday to Thursday 10.00am to 11.00pm, Friday and Saturday 10.00am to midnight, Sunday 10.00am to 10.30pm</p> <p>Performance of dance (indoors) Monday to Thursday 10.00am to 11.00pm, Friday and Saturday 10.00am to midnight, Sunday 10.00am to 10.30pm</p> <p>Anything of a similar description to live music, recorded music and dancing (indoors) Monday to Thursday 10.00am to 11.00pm, Friday and Saturday 10.00am to midnight, Sunday 10.00am to 10.30pm</p>	7 August 2023

		Supply of alcohol (on and off the premises) Monday to Thursday 10.00am to 11.00pm, Friday and Saturday 10.00am to midnight, Sunday 10.00am to 10.30pm	
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7. To consider the following new planning applications in the parish area

a) To note:

DM/23/01190/LB | Installation of white painted aluminium frame secondary glazing to existing single glazed timber sash and casement windows. | 75 Gilesgate Durham DH1 1HY

DM/23/01532/FPA | Forming opening of loading bay to the Riverside elevation | 20 And 21 The Riverwalk Millburngate Durham DH1 4SL

DM/23/01710/AD | Rebranding of current front and side signage, replacement of wall mounted signage, replacement of existing awnings' material | 22 Silver Street Durham DH1 3RD

DM/23/01539/LB | Replace the existing half-round cast iron guttering and rainwater pipe with alumasc pre-finished black Apex Heritage moulded cast iron guttering MG54 with a 75mm diameter outlet and corresponding rainwater pipe. Repointing of the eroded brickwork mortar joints which will match existing | 47 Saddler Street Durham DH1 3NU

DM/23/01952/AD | 1no internally illuminated sign and 1no non-illuminated sign | Durham University Business School The Waterside Building Riverside Place Durham DH1 1SL

DM/23/01909/FPA | Dormer roof to rear | Armadale Lowes Barn Bank Nevilles Cross Durham DH1 3QJ

DM/23/01935/FPA | Installation of new external plant equipment including AHU, enclosure, ductwork and condenser units on support platform. | University Hospital Of North Durham North Road Durham DH1 5TW

b) To discuss:

DM/23/01709/FPA | Replacement shop front and installation of first floor gable window | 22 Silver Street Durham DH1 3RD

DM/23/01442/FPA | Change of use of dwellinghouse (Use Class C3) to HMO (Use Class C4) | 33 St Bedes Close Crossgate Moor Durham DH1 4AA

DM/23/01772/FPA | Car park with associated landscaping | Land To The East Of Diamond Terrace Durham DH1 5SX

DM/23/01914/FPA | Demolish building, clear site, construct a wooden pergola for outdoor seating area and change of use to mixed A3 (café/restaurant) and A4

(Drinking Establishment). | Bell And Ridley Reform Place North Road Durham DH1 4RZ

DM/23/01975/FPA | Conversion of care home (C2) to 69 bedspace Purpose Built Student Accommodation (sui generis), re-roofing of conservatories, erection of new cycle shelter and replacement bin store | Hallgarth Care Home Hallgarth Street Durham DH1 3AY

DM/23/01862/FPA | Demolition of existing property and erection of 2no. detached dwellings with associated facilities (revised and resubmitted) | 8 Blaidwood Drive Durham DH1 3TD

- 8. To consider recent enforcement cases within the parish area**
- 9. To consider the draft proposals for improvement to the Durham City Market Place and the peninsula**
- 10. Update on the proposal of a voluntary action day to assess the existing condition of the PROW network in Durham**
- 11. Dates of future meeting(s) of this Committee:**

4th August 2023
18th August 2023
8th September 2023

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 7th July 2023

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

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

1. Welcome and apologies

Apologies were received from Councillor A Doig.

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 28th June 2023

The minutes of the meeting held on 28th June 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 John Ashby 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.

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/23/01564/FPA | Alterations to internal layout, re-paint of rear, install 2 No. vent axia fans to first floor rear side elevation. Repairs to external wall on ground floor front elevation | Big Jug 83 Claypath Durham DH1 1RG. The Committee **approved** the response to this application.

DM/23/01565/LB | Alterations to internal layout, re-paint of rear, install 2 No. vent axia fans to first floor rear side elevation. Repairs to external wall on ground floor front elevation | Big Jug 83 Claypath Durham DH1 1RG. 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/23/01031/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 **noted** that this application had now been refused.

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. The Committee **noted** that this application had now been approved, in spite of concerns relating to the evidence submitted with this scheme.

(f) To consider the latest updates on the following planning application(s) in the parish:

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 **agreed** to maintain its objection to this proposal and **approved** the draft response by the Clerk to the latest amendments to this application.

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

Application for the grant of a premises licence by Mr Samuel Harper for 40 Winks. 40 South Street. Durham. DH1 4QP. It was **agreed** to note this application, subject to the clarification provided by the applicant regarding the conditions for part D of the operating schedule being added to the list of conditions.

Application for the grant of a premises licence by New Express Limited for Shop Local. 5 New Elvet. Durham. DH1 3AQ. It was **agreed** to note this application, subject to a request to the applicant that all coffee cups be changed to branded coffee cups so that littering associated with products from a premises can be identified.

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

c) To note:

DM/23/01685/PNC | Conversion of office space to 2no. two-bedroom flats | 7 Old Elvet Durham DH1 3HL. It was **agreed** to note this application.

DM/23/01686/FPA | 1no rooflight | 7 Old Elvet Durham DH1 3HL. It was **agreed** to note this application.

DM/23/01743/FPA | Replacement of ground floor window on front elevation with a door, and internal alterations in connection with disabled use of ground floor. | 216 Gilesgate Durham DH1 1QN. It was **agreed** to note this application.

DM/23/01744/LB | Replacement of ground floor window on front elevation with a door, and internal alterations in connection with disabled use of ground floor. | 216 Gilesgate Durham DH1 1QN. It was **agreed** to note this application.

d) To discuss:

DM/23/01777/FPA | Change of use of from hot food takeaway and bar on the ground and first floors to a large House in Multiple Occupation (HMO) (sui generis), including alterations to the west elevation and removal of two flues on the east elevation. | 29 - 33 Neville Street Durham DH1 4EY. It was **agreed** not to object to this application but to highlight why the Parish Council felt that this does comply with Policy 16. The Clerk **agreed** to draft the response to this application.

8. Update on the planning/licensing report for Durham City centre

The Clerk advised that Stefan and Lucy had produced an excellent report to date on the planning/ licensing regime for the City. The Clerk advised that the researchers were currently awaiting a copy of the relevant times from licensing at DCC in order to complete this report and that he would keep Members updated on how this progresses.

9. Consideration of draft responses to recent Supplementary Planning Documents and PROW Plan consultations by DCC

The Committee unanimously **approved** the draft responses to the Solar Energy and Parking and Accessibility SPD consultations and thanked the Clerk for drafting these responses.

The Committee also agreed to write in support of the Council's proposed PROW Improvement Plan but highlighted that this failed to include an assessment of the existing condition of the PROW network. The Committee agreed to ask for this and, in the event that this did not exist, to arrange a voluntary action day where volunteers would be encouraged to carry out an assessment and report this back to DCC.

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

21st July 2023

4th August 2023

18th August 2023

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
(21st July 2023)**