



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: 22nd January 2024

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 26th January 2024** for the purpose of transacting the following Agenda business as shown.

The link to join this meeting is below:

<https://us02web.zoom.us/j/87516454534>

Meeting ID: 875 1645 4534

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 12th January 2024**
- 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. Pre-application discussion with Clegram Holdings Ltd regarding a new PBSA application at Melbury Court.**
- 6. To discuss the identification of new sites for biodiversity net gain for the City of Durham parish area.**
- 7. Pre-application consideration of changes to the licensing operating hours for the Big Jug, 83 Claypath Durham DH1 1RG.**
- 8. To consider the reports by Jo-Anne Garrick on short-term letting in Durham and strengthening of County Durham Plan Policy 16**
- 9. Matters arising:**

- (a) To approve the responses to the following planning/ licensing application(s):**

Appeal for 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

- (b) To consider the outcomes of the following planning and licensing application(s) in the parish area:**

DM/23/02728/FPA | Replace red plastic-coated front door with white UPVC (retrospective) | 53 Hallgarth Street Durham DH1 3AY

DM/23/00358/VOC | Variation of condition 3 (opening hours) pursuant to planning permission DM/21/01282/FPA | 93 Elvet Bridge Durham DH1 3AG

- (c) To consider the latest updates on the following planning and licensing application(s)/ appeal(s) in the parish area:**

DM/23/01661/FPA | Demolition of existing buildings and construction of 9 small House in Multiple Occupation (HMO) dwellings (use class C4) and 1 large HMO (use class sui generis) in three blocks. | Rowanwood Clay Lane Durham DH1 4QL

DM/23/02224/FPA | Replacement of windows to front elevation with sliding sash timber windows to match existing | 4 Nevilledale Terrace Durham DH1 4QG

APP/X1355/W/23/3330836 - 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

APP/X1355/W/23/3331745 - Outline planning application (with all matters reserved apart from access) for the development of up to 370 dwellings, an extension to Sniperley park and ride, demolition of former farm buildings and associated infrastructure works. | Land North and East of Sniperley Farm Durham. DH1 5RA.

DM/23/02414/FPA | Proposed first floor side extension and part two storey and single storey rear extensions to small HMO (Use Class C4) | 80 Hallgarth Street Durham DH1 3AY

10. To consider the following new planning applications in the parish area:

a) To note:

DM/23/03835/LB | Listed Building Consent for internal alterations creating 2no mock cells, training area, replace WC, redecoration of kitchen area and install ventilation (Revised and Resubmitted) | HM Prison Durham Old Elvet Durham DH1 3HU

DM/23/03860/FPA | Replacement of windows to front and rear elevation | 10 Hawthorn Terrace Durham DH1 4EL

DM/24/00016/FPA | Refurbishment and insulation of existing roof construction and associated dormer, replacement of existing window in second floor dormer, replacement of 2 no. existing roof lights, replacement of an existing door and enlargement of an existing window to the existing rear extension and decorate and refurbishment of existing timber door to west elevation. | 22 Nevilledale Terrace Durham DH1 4QG

DM/24/00041/FPA | Proposed internal alterations, modification to existing rear extension and addition of bike/bin store to the front, resurface existing driveway | 6A Fieldhouse Lane Durham DH1 4LT

b) To discuss:

DM/24/00007/FPA | Change use of ground floor office (E) into a small house in multiple occupation (HMO) (C4) for student accommodation | 44 Claypath Durham DH1 1QS

DM/23/03128/CEU | Application for a Lawful Development Certificate for change of use to HMO (C4) | 14 Elvet Crescent Durham DH1 3AP

DM/24/00092/FPA | Retention of PIR roofing insulation | Basement Flat 2 Albert Street Durham DH1 4RL

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

9th February 2024
23rd February 2024
8th March 2024

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 12th January 2024

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

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

1. Welcome and apologies

Apologies were received from Councillors C Lattin and R Ormerod.

2. To receive any declarations of interest from members

Councillor A Doig declared an interest in the appeal on application DM/21/01789/FPA and took no part in the discussion or vote on this appeal.

3. To receive and approve as a correct record the minutes of the meeting held on 8th December 2023

The minutes of the meeting held on 8th December 2023 were unanimously **agreed** as a true and accurate record of proceedings.

4. To receive any public participation comments on the following agenda items.

County Councillor Mark Wilkes highlighted that the Sniperley developments would be going to appeal as the Parish Council is undoubtedly aware. Councillor Mark Wilkes asked if the Parish Council would consider submitting a statement on these appeals. The Chair thanked Councillor Wilkes for attending this meeting and expressed concerns about the proposal's impact on the parish in terms of pressure on local services, the highways network, sustainable transport and the climate emergency.

The Committee **agreed**, subject to the timetable on the inquiry, to submit a statement in support of the County Council's position on these developments.

Roger Cornwell advised that he was attending the meeting with a general interest in all Agenda items.

John Ashby advised that he was attending the meeting with a general interest in all Agenda items.

5. To discuss the identification of new sites for biodiversity net gain for the City of Durham parish area

The Clerk advised that he had expected Stuart Priestley, DCC Lead ecologist to join this meeting in order to discuss the important work of identifying potential news sites for Biodiversity Net Gain within the parish area. In Stuart's absence, the Committee agreed to defer this item until a later meeting.

6. To consider the report by Sutton Consultancy Services Ltd on the recent dog searches of licensed premises in the City

Members warmly welcomed the excellent report by Sutton Consultancy Services Ltd on the recent operation alongside Durham Police and felt that this type of operation was always an excellent opportunity to work with partners as well as the licensed trade in tackling drugs in Durham City.

Members agreed to continue with this work but Members asked if Parish Councillors might be able to be more actively involved in the operation in some way.

Councillor E Ashby also asked if it might be possible to locate a more local drug dog service provider, in order to save the provider in the most recent operation the long travel. The Clerk advised that he would look into this.

7. Matters arising:

(a) To approve the responses to the following planning/ licensing application(s):

DM/23/03400/FPA | Change of use for the first floor of Bridge House from office (Use Class E) to purpose-built student accommodation (PBSA) (Sui generis) providing 8 x new studio apartments. Replacement and enlargement of one existing window to install a new uPVC window to match existing. | First Floor Office Bridge House North Road Durham DH1 4PW. Members **approved** the response to this application.

DM/23/02414/FPA | Proposed first floor side extension and part two storey and single storey rear extensions to small HMO (Use Class C4) | 80 Hallgarth Street Durham DH1 3AY. Members **approved** the response to this application.

DM/23/03752/FPA | Change of use from a dwellinghouse (use class C3) to a large house in multiple occupation (sui generis). | Cross View House Cross View Lane Nevilles Cross Durham DH1 4PJ. Members **approved** the response to this application.

Appeal for DM/23/01237/FPA | Change of use from five bed dwellinghouse to seven bed HMO (sui generis). | 41 Fieldhouse Lane Durham DH1 4LT. Members **approved** the response to this appeal.

Appeal for 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. Members **approved** the response to this appeal.

Appeal for DM/21/01789/FPA | Construction of 12 townhouse dwellings with associated works. | Land At St Johns Road Nevilles Cross. Members **approved** the response to this appeal.

(b) To consider the outcomes of the following planning and licensing application(s) in the parish area:

DM/23/02988/FPA | The material change of use of a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) | 10 Mavin Street Durham DH1 3AU. Members **noted** that this application had been refused as the Parish Council had requested it to be so.

Appeal for DM/23/00332/PNT | Prior notification for the installation of a 15m high slim-line monopole, supporting 6no. antennas, 1no. wraparound equipment cabinet at the base of the monopole, 2no. equipment cabinets, 1no. electric meter cabinet and ancillary development thereto including 1no. GPS module | Land

South East of Whitechurch Church Street Head Durham DH1 3DN. Members **noted** that this appeal had been dismissed and particularly applauded the Inspectorate on such a detailed and informed report on this appeal.

DM/23/02507/FPA | Demolition of buildings, clearance of and levelling up site, substation to be retained and clad with facing brickwork to exposed walls, application of render to wall of adjacent building and erection of 2.4m high timber hoarding enclosure | 13 - 17 Claypath Durham DH1 1RH. Members **noted** that this application had been approved.

DM/23/02622/FPA | Full planning application for the erection of a 74-bed care home facility (Class C2 Use), with associated access road, car parking, cycle storage, landscaping, boundary treatments and refuse facilities. | Land South of South College The Drive Durham DH1 3LD. Members **noted** with some considerable concern that this application had been refused, against the Officer's recommendation to approve the proposal. Members felt that the applicant would have a strong case at appeal, based on the grounds for refusal.

DM/23/03302/VOC | Variation of Condition 2 (Approved Plans) of approval reference DM/22/02767/FPA to add north facing window in side wall of rear extension, east facing window in side utility extension and remove north facing side window in snug area | 12 Ferens Park Durham DH1 1NU. Members **noted** that this application had been approved.

(c) To consider the latest updates on the following planning and licensing application(s)/ appeal(s) in the parish area:

Appeal for 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. Members noted that the applicant is now appealing the decision to refuse this application and **agreed** to maintain its objection and submit a further letter to the Inspectorate on this appeal. The Clerk **agreed** to draft this letter.

8. To consider the following new planning applications in the parish area:

a) To note:

DM/23/03747/FPA and DM/23/03748/LB | The installation of a 5.28m flagpole to support 3no. antennas with ancillary development | Vane Tempest Hall Maynards Row Gillesgate DH1 1QF. It was **agreed** to note this application.

DM/23/03814/TPO | G1. poplar trees - Crown lifting works of branches encroaching highway/ car park area to a maximum height of 6m Clear young self-set scrub encroaching car parking area back to fence line | Durham Amateur Rowing Club City Boathouse Green Lane Durham DH1 3JU. It was **agreed** to note this application.

DM/23/03353/TPO | 1. Oak Tree - branch to be trimmed at the lowest kink. 2. Elder trees - branches trimmed off no higher than 3ft higher than the fence. 3. Beech - trim branch which starting to bend down and could potentially break 4. Small dead tree to be felled | Buford Court Albert Street Durham DH1 4TL. It was **agreed** to note this application.

DM/23/03758/FPA | Conversion and extension of the upper floors to create one 6-bed House In Multiple Occupation (HMO) and one 3-bed HMO (use class C4), alteration to existing shop front and repairs to boundary walls. | 10 - 11 Silver Street Durham DH1 3RB. It was **agreed** to note this application.

DM/23/03742/VOC | Variation of condition 2 (approved plans) of planning approval DM/19/02459/FPA to change roof to mono pitched design | 13 Mowbray Street Durham DH1 4BH. It was **agreed** to note this application.

DM/23/03743/FPA | Two storey side extension, single storey front extension, raised terrace/decking to ground floor level and extend first floor balcony to rear, 3no rooflights, render to front and rear elevation of existing two storey extensions and alterations to openings | Goldrill Farnley Hey Road Durham DH1 4EA. It was **agreed** to note this application.

DM/23/03199/AD | Proposed none illuminated sign | 12 Elvet Bridge Durham DH1 3AA. It was **agreed** to note this application.

b) To discuss:

N/A

9. To consider the latest updates on the budget for the Planning and Licensing Committee for 2024/25

Members carefully considered their priorities as a committee for 2024/25 and their respective budget arrangements.

The Clerk and Councillor E Ashby expressed a desire to do more on priority 2 relating to improving the licensed economy. The Clerk highlighted that the Purple Flag scheme was a proposal which had come out of engagement with the licensed economy through the Pubwatch meetings.

Councillors A Doig and S Walker felt that the Pubwatch scheme would be a nice-to-have as opposed to an essential item of expenditure and felt that other organisations should be responsible for the scheme's delivery.

Upon request for a named vote on this matter, Members **agreed** to support the below budget with the votes cast as follows:

Councillor E Ashby – against

Councillor A Doig – for

Councillor S Walker – for

Councillor G Holland – for

Planning and Licensing Committee

Item of expenditure	Cost (£)
PRIORITY 1: Representing the parish on planning and licensing matters	
Professional support in responding to planning applications and licensing hearings	£5,000.00
PRIORITY 2: Improving the licensed economy	
Enhanced drug searching scheme with Durham Police	£600.00
PRIORITY 3: Review of the Licensing Framework Policy	
Professional support for licensing policy review	£5,000.00
TOTAL PROVISION IN 2024-25 AGAINST PRIORITIES	£10,600.00

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

26th January 2024

9th February 2024
23rd February 2024

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
(26th January 2024)**