



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: 19th February 2024

SUMMONS

To all Members of the City of Durham Parish Council's Planning and Licensing Committee: Councillors E Ashby, J Ashby, N Brown, A Doig, 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 23rd February 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/87388020666>

Meeting ID: 873 8802 0666

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 9th February 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. To consider the latest updates from the public inquiry into the appeals for development at sites at Sniperley.**
- 6. DCC Statement of Licensing Policy review 2024-2029 consultation**
- 7. Matters arising:**
 - (a) To approve the responses to the following planning/ licensing application(s):**

DM/24/00110/FPA | Change of use from C3 dwelling to C4 HMO | Crestholme The Avenue Durham DH1 4DX

Appeal for DM/23/00358/VOC | Variation of condition 3 (opening hours) pursuant to planning permission DM/21/01282/FPA | 93 Elvet Bridge Durham DH1 3AG
 - (b) To consider the outcomes of the following planning and licensing application(s) in the parish area:**

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/23/02209/FPA | Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4) to provide staff accommodation for ZG Holdings Ltd | 74 Hallgarth Street Durham DH1 3AY
 - (c) To consider the latest updates on the following planning and licensing application(s)/ appeal(s) in the parish area:**

DM/23/03233/FPA | To extend car park | St Cuthberts Hospice Park House Road Durham DH1 3QF
- 8. To consider the following new planning applications in the parish area:**
 - a) To note:**

DM/23/03841/FPA | Install 1no fridge and 1no freezer plus 2no storage containers for fieldwork kit | Durham University Calman Learning Centre And Earth Sciences And Computing And Information Services Science Site South Road Durham DH1 3LE

DM/24/00256/LB | Retention of 1no rooflight to front, 3no rooflights to side with associated replacement tiles and guttering, 3no bedroom windows and 1no door | The Grey Tower North Road Durham DH1 4RR

DM/24/00258/AD | Display of 2 no. signs within the churchyard in connection with baby memorial | St Cuthberts Church North Road Durham DH1 4NH

b) To discuss:

DM/24/00009/FPA | Demolition of existing dwelling and construction of new dwelling | 5 Valeside Durham DH1 4RF

DM/24/00201/FPA | Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4) including single storey rear extension, cycle parking and bin storage | 31 Bradford Crescent Gilesgate Durham DH1 1ER

DM/24/00402/FPA | Change of use of ground floor office (E) to a 2-bedroom flat (C3) for student accommodation including replacement of 1no window for 1no door and window to rear | 44 Claypath Durham DH1 1QS

DM/24/00129/FPA | Loft conversion comprising rear dormer window with additional bedroom and en-suite to existing five-bedroom HMO | 15 Mistletoe Street Durham DH1 4EP

DM/24/00322/FPA | Replacement single storey extension to rear to form shower room to small HMO and insertion of 1no first floor window to front | 10 Lawson Terrace Durham DH1 4EW

9. Update on the project to identify new BNG sites within the parish area.

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

8th March 2024

22nd March 2024

5th April 2024

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 9th February 2024

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

Also present: Mr A Shanley (Parish Clerk), Mr Roger Cornwell and Ms Sue Childs (members of the public).

1. Welcome and apologies

Apologies were received from Councillor G Holland.

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 26th January 2024

The minutes of the meeting held on 26th January 2024 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.

Ms Sue Childs advised that she was attending the meeting to hear discussions on Item 10 of the Agenda.

5. To consider the latest updates from the public inquiry into the appeals for development at sites at Sniperley.

Councillor John Ashby presented a report to Committee on the most recent updates from the public inquiry into the appeals for development at sites at Sniperley. John advised that he was attending the inquiry as a representative of the City of Durham Trust.

John advised that the City of Durham Trust were able to present concerns at the Inquiry across several sessions.

John also took the opportunity to highlight that a number of the key points had been adequately addressed by the three main parties at the Inquiry and highlighted that this was very much to each party's credit.

John advised that he would continue to keep the Parish Council updated on how this Inquiry progresses.

6. To discuss the research report into planning appeals across County Durham

The Committee warmly welcomed the research work carried out by the Parish Clerk on the matter of appeals history across County Durham. The Committee warmly congratulated DCC on its success at resisting appeals to the Inspectorate against inappropriate development.

The Committee also particularly welcomed that the report highlighted the success of the Parish Council in overturning an original recommendation to approve schemes in some cases at application stage and then subsequently at appeal. Members agreed that the work of the Parish Council's Planning Committee very often involved dealing with issues which were at the heart of residents' concerns.

It was **agreed** that this report should be presented to Full Council.

7. Matters arising:

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

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

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

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

DM/23/03543/FPA | Construction of detached dwelling (resubmission). | Land South West Of 39 Fieldhouse Lane Durham DH1 4LT. The Committee **noted** that this application had now been refused.

Appeal for 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 appeal had now been refused.

Appeal for 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 appeal had now been refused.

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

DM/18/02118/FPA | Construction of apartment block comprising 27 No. one and two-bedroom apartments | Land To The North East Of Holly Street Durham DH1 4ER. The Committee **noted** that the approval for this scheme had now timed out and therefore planning permission for the development as proposed had now lapsed.

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

c) To note:

DM/23/02806/LB | Replace 2 exterior doors and existing analogue electricity meter | Mill House South Street Banks Durham DH1 3EA. It was **agreed** to note this application.

DM/23/03522/TPO | T1 - Beech - Remove lower limb damaging canopy and tertiary growth. Raise canopy and thin T2 - Ash - Remove limb threatening Masonic Hall roof and the limb opposite overhanging garden apartments T3 - Sycamore - Remove due to bad lean which is causing a hazard | Durham House 33A Old Elvet Durham DH1 3HN. It was **agreed** to note this application.

DM/24/00136/FPA | Single storey front and rear extensions, convert garage and construct pitched roof and re-tile roof | 8 Nevilledene Crossgate Moor Durham DH1 4HY. It was **agreed** to note this application.

DM/24/00162/TPO | T1 - Ash - Prune over hanging limbs back to boundary, pruning back to suitable growth points | Land To The East Of 3 Richardby Crescent Durham DH1 3TY. It was **agreed** to note this application.

DM/24/00081/LB | Installation of 2no air bricks with associated remedial internal floor works | 37 - 39 North Bailey Durham DH1 3EU. It was **agreed** to note this application.

DM/24/00197/LB | Internal and external alterations involving the installation of external drainage, sub-floor air vents, mechanical ventilation and removal of modern waterproof tanking slurries and salt retardant plasters. | 7 Owengate Durham DH1 3HB. It was **agreed** to note this application.

DM/24/00195/FPA | Garage conversion and proposed pitched roof over dining, ensuite and bedroom | 3 Nevilledene Crossgate Moor Durham DH1 4HY. It was **agreed** to note this application.

DM/24/00206/TPO | Various tree works protected by TPO ref. PN1-309-W1 as outlined in 'Tree Works' report submitted 24 Jan 2024 | Land East Of Symeon Manor, 1 Symeon Court Durham DH1 3FT. It was **agreed** to note this application.

DM/24/00253/TPO | T1. Lime tree - pollard | Elvet Meadow Villa Darlington Road Durham DH1 3FS. It was **agreed** to note this application.

d) To discuss:

DM/23/03233/FPA | To extend car park | St Cuthberts Hospice Park House Road Durham DH1 3QF. It was **agreed** that the Clerk and Councillor Carole Lattin should engage with the hospice on this application and that the Committee should be minded to request conditions on this proposal.

DM/24/00110/FPA | Change of use from C3 dwelling to C4 HMO | Crestholme The Avenue Durham DH1 4DX. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee for approval. The Clerk **agreed** to draft the objection letter to this application.

9. Report following the recent meeting of PubWatch on Wednesday 7th February 2024.

Councillor E Ashby presented the following report from the most recent meeting of PubWatch, held on 7th February 2024:

General agreement of the previous suggestion that meetings be held at set intervals every two months – possibly February, April, June, August, October and December.

Evidence suggested that information was being 'leaked' outside the WhatsApp group leading to a member being subjected to personal attack. The meeting expressed disappointment that another premises had informed the individual concerned.

The Chair asked Members to please ensure that any previous staff on the WhatsApp group are removed for data protection and security purposes.

Adam Shanley provided licensed premises with a number of free Shhh beer mats and asked for their support in promoting the resident-led "Shhh....11pm to 7am" campaign. Adam also took the opportunity to thank the trade for engaging so positively with the Parish Council and the drug dog we are funding.

There was an update on the current status and whereabouts of individuals who are causing problems in the licensed economy. In each case, the meeting unanimously agreed a 3-year ban of these individuals and the length of these banning orders was agreed as appropriate for particular names so that police can issue necessary letters.

The meeting agreed to introduce Chester-le-Street's very good and informative posters with pictures of banned individuals for staff.

It was also agreed to extend this idea to surrounding police teams e.g. Framwellgate Moore, Gilesgate and Coxhoe.

Cllr Liz Brown alerted members to the forthcoming consultation on the renewal of DCC's Statement of Licensing Policy and the need to look out for and respond to the consultation on this.

DCC's officer responsible for the new bus station reported on the new bus station and North Road activity around the area. Dave Clarke talked about the new system operating at HQ and Police activity across the city centre. In response to my question he, DCC and managers felt there was little evidence of drugs circulating in the City centre with more toxic effects.

It was suggested that licensed premises purchase a number of "drug safes" to safely store any drugs for collection by the police. Paul Howard at Durham BID advised that he may be able to find the funding for this.

There was a lengthy discussion about any potential for disruption by groups of young people in North Road and security provision in the bus station. Several speakers indicated a wish for enhanced guidance around this role. I offered to ask the Parish Council to look at ways there might be a non-security but uniformed person able to support bus station service users. This was agreed. The matter of seating in North Road was not met with much warmth.

The final matter discussed concerned City Safe and Street Lights and the role played to varying degrees and in various scenarios by them and other partners.

There was general agreement that the meeting had been very useful.

End of report.

10. Update on the project to identify new BNG sites within the parish area.

The Clerk advised that Stuart Priestley had shared a copy of the habitat network mapping tool which identified a high number of potential sites for BNG within the parish area. Stuart had advised that the best first point of call for the Parish Council would be the National Trust to discuss their Green Corridor project as Stuart advised that there had already been some significant work carried out for these areas.

The Clerk agreed to reach out to the point of contact Stuart had provided and discuss potential sites with them.

Ms Sue Childs asked that Observatory Hill and Flass Vale also be considered as potential BNG sites.

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

23rd February 2024

8th March 2024

22nd March 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
(23rd February 2024)**