

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00pm on Friday 16th September 2022

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

Also present: A Shanley (Parish Clerk), Mr John Ashby, Mr Roger Cornwell and Mr John Lowe (members of the public), Ben Davis and Martin Rogers (Kitts Pool Room Ltd).

1. Welcome and apologies

Apologies were received from Cllr V Ashfield. The Clerk advised that Cllr N Brown was attending the Committee meeting today as the nominated substitute for Cllr V Ashfield.

2. To receive any declarations of interest from members.

Cllr N Brown declared an interest in the Kitts Pool Room application and took no part in the discussion or vote on this item.

3. To receive and approve as a correct record the minutes of the meeting held on 2nd September 2022

The minutes of the meeting held on 2nd September 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 to hear discussions on item 5 of the Agenda.

Mr Roger Cornwell 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.

5. To discuss the latest updates on the applications DM/21/03574/OUT and DM/21/02360/FPA for the Sniperley Park development

The Committee noted that the County Planning Committee of 6th September had agreed their position as "minded to refuse" on both applications.

The Clerk reminded Members that both appeals are now expected to go to a public inquiry in January 2023 for determination and that the Parish Council's Planning consultant had drafted a letter to be submitted to the Inspectorate on this.

The Committee unanimously **approved** this response, including **agreeing** that the Parish Council should apply for Rule 6(6) status at this inquiry.

The Clerk advised that the Parish Council's Planning Consultant has recommended that the Parish Council works together with other partners at this inquiry. The Committee **agreed** that the CPRE, the WRRAG and the City of Durham Trust should all be asked to a meeting at the earliest opportunity to ascertain if they would like to work together at this inquiry.

The Clerk stressed the urgency of proceedings, with the deadline for the Parish Council's Statement of Case being 3rd October.

The Committee **agreed** that the Parish Council's Planning Consultant should be asked to draft the Council's Statement of Case.

6. Matters arising:

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

DM/22/02042/AD | 2no internally illuminated fascia sign, 1no internally illuminated lightbox, 1no externally illuminated projecting sign, 1no neon behind shopfront with timber fascia band | 37 - 38 Silver Street Durham DH1 3RD. The Committee noted that the application had subsequently been amended, such that the Committee's original concerns were now resolved. It was therefore **agreed** to note this application.

DM/22/02364/FPA | Change from dwellinghouse (C3) to small house in multiple occupation (C4) including two storey and single storey extensions | 1 St Monica Grove Crossgate Moor Durham DH1 4AS. The Committee **approved** the response to this application.

DM/22/00369/FPA | Change of use from C3 to C4 | 24 Nevilledale Terrace Durham DH1 4QG. The Committee **approved** the response to this application.

DM/22/01650/FPA | Change of use from 6 bed C4 to 10 bed Sui Generis HMO with single storey rear extension | 1 Larches Road Durham DH1 4NL. The Committee **approved** the response to this application.

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

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. The Committee noted that this application had been refused and also agreed to note the grounds for refusal for future and similar cases.

(c) Update on recent licensing applications within the parish area.

The Clerk advised that, following Committee feedback, it was **agreed** that the application for 9 Silver Street (the Ginstitute) should be noted. The Clerk reported that there were no other objections to this application and the license had now been granted.

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

a) To note:

DM/22/01050/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 | 7 Homer Terrace Nevilles Cross Bank Durham DH1 4JT. It was **agreed** to note this application.

DM/22/01085/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 | 6 Homer Terrace Nevilles Cross Bank Durham DH1 4JT. It was **agreed** to note this application.

DM/22/02096/FPA | Existing timber external steps to be replaced with modular steel staircase | Hill Island Brewery Unit 7 Fowlers Yard Durham DH1 3RA. It was **agreed** to note this application.

DM/22/02085/CEU | Certificate of lawful use application for the change of use of C3 Dwellinghouse to C4 House in Multiple Occupation. | 14 Atherton Street Durham DH1 4DF. It was **agreed** to note this application.

DM/22/02086/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 | 54 Hawthorn Terrace Durham DH1 4EQ. It was **agreed** to note this application.

DM/22/02087/CEU | Certificate of lawful use application for the change of use of C3 Dwellinghouse to C4 House in Multiple Occupation. | 27 Atherton Street Durham DH1 4DF. It was **agreed** to note this application.

DM/22/02373/FPA | Use of current school admin building as a multi-use sports pavilion, entertainment suite and office space including fenestration changes, canopy, balcony, ramped access and footpath. | Durham School Quarryheads Lane Durham DH1 4SZ. It was **agreed** to note this application.

DM/22/02463/LB | Replacement windows and doors to front and render repairs | 10 South Bailey Durham DH1 3EE. It was **agreed** to note this application.

DM/22/02575/LB | Repair works to masonry on north elevation of north range of Durham Castle | University College Durham Castle Palace Green Durham DH1 3RW. It was **agreed** to note this application.

b) To discuss:

DM/22/02266/FPA | Siting of temporary teaching accommodation (3 year period). | Car Parking Land Territorial Lane Durham DH1 3HJ. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/22/02388/FPA | Erection of a two storey Emergency Department and surface car parking with associated demolition of Dryburn House and other existing outbuildings. | University Hospital Of North Durham North Road Durham DH1 5TW. It was **agreed** to note this application.

DM/22/02285/LB | Demolition of Dryburn House, a Grade II Listed Building | Dryburn Hall Doctors Residence University Hospital Of North Durham North Road Durham DH1 5TW. It was **agreed** to note this application, with the proviso that the Clerk asks whether it would be possible to transfer the building to an alternative site such as Beamish so that its historical significance may be retained.

DM/22/02404/AD | Replacement of advertisements to include 2 no. internally illuminated fascia signs, 2 no. non illuminated fascia signs, and 1 no. non-illuminated projecting sign. | 16 The Riverwalk Millburngate Durham DH1 4SL. It was **agreed** to note this application.

DM/22/02488/FPA | Dormer window to rear | 16 May Street Durham DH1 4EN. It was **agreed** to note this application.

DM/22/02489/FPA | Dormer window to rear | 43 Hawthorn Terrace Durham DH1 4EL. It was **agreed** to note this application.

DM/22/02485/FPA | Change of use of public open space to external seating area, including erection of timber pergola and fixed planters. | The Slug And Lettuce Unit 7 Freemans Place Durham DH1 1SQ. It was **agreed** to note this application, with the proviso that the planting around the premises be real plants as opposed to artificial planting.

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

Application for the grant of a premises licence by Kitts Pool Room Ltd for Kitts Pool Room, 38B Riverwalk. Durham. DH1 4SL.

Committee Members highlighted a number of issues with this application:

- The operating times during the week and on weekends should be reduced. (The applicant indicated their desire to push to a 2am closure on Fridays and Saturdays (1 hour outside the framework hours) but indicated that Members only would be permitted in the premises between 10pm and 2am).
- The application is for live on-site fights as opposed to TV streamed fights (the latter as I understand the intention).
- The sale of alcohol off the premises should be removed.
- The playing of recorded music outside the premises should be removed.
- The playing of any music should cease at least 30 minutes before closing time.

It was **agreed** that a decision on this application should be deferred until a site visit could be arranged with the applicant.

9. Considering the alternatives to the cumulative impact policy for Durham City proposal

The Committee noted that there were a number of alternatives to a CIP which a London Borough had recently introduced. It was agreed that Cllrs E Ashby and S Walker should meet to discuss this in more detail in order to bring a proposal back to a future meeting of the Committee.

There being no further business, the Chair thanked all attendees for their attendance and contributions and closed the meeting.

Signed,

G. Holland

**Chair of the City of Durham Parish Council Planning and Licensing Committee
(30th September 2022)**