

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 13:00pm on Friday 30th 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), Mr Neil Winch, Ms Gemma Dishman and Mr Matthew Sobic (on behalf of Danieli Holdings).

1. Welcome and apologies

Apologies were received from Cllr V Ashfield. The Clerk advised that Cllr V Ashfield had nominated Cllr N Brown as her substitute for this meeting. The Chair accepted this nomination.

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 16th September 2022

The minutes of the meeting held on 16th September 2022 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 but specifically items 5 and 7b).

Mr Roger Cornwell advised that he was attending the meeting with a general interest in all agenda items but specifically items 5 and 7b).

Mr John Lowe advised that he was attending the meeting with a general interest in all agenda items but specifically items 5 and 7b).

The Chair also welcomed Mr Neil Winch, Ms Gemma Dishman and Mr Matthew Sobic to the meeting who advised that they wished to advise the Committee of their plans to re-develop the former M&S building on Silver Street into a STACK business.

Ms Gemma Dishman advised that the aim of STACK is to bring people together through the universally shared pleasures of food, drink, music and entertainment.

Gemma advised that STACK hoped to contribute to the local economy whilst being respectful of place in all of their business ventures.

Gemma advised that STACK had proven successful in the Newcastle and Seaburn locations and now hoped to expand their operations into Durham City. Gemma advised that the Newcastle STACK had welcomed 3million visitors since opening, took £8.1million in sales between 2021-22 and currently has over 90,000 social media fans.

Gemma also advised that the Seaburn STACK welcomes approximately 100,000 monthly visitors, had taken £5.5million in sales between 2021-22 and has over 58,000 social media fans.

Gemma advised that the purpose of STACK is to provide a space to house local independent food and drink retailers, offering a space for entertainment for all the family.

Gemma advised that STACK attracts people of all ages and demographics. Gemma also advised that STACK has a wider economic benefit for its locations, driving additional footfall to the area.

Gemma also advised that Danieli Holdings also hoped to bring The Muddler to Silver Street in Durham City.

The Chair asked if Danieli Holdings intended on using the entire building. Gemma confirmed that Danieli Holdings would be using the entire building. Neil advised that he hoped that the Durham STACK could be opened in September/ October 2023.

The Clerk asked if the additional floor – originally proposed as part of the student accommodation scheme – would be added to the roof of the building. Neil advised that this is now not part of the proposals however STACK hoped to use the roof floor for an outdoor space as part of the premises.

Neil also advised that Danieli Holdings would be working with specialist consultants to ensure that the roof space is developed sensitively in accordance with the premises' sensitive location within the inner setting of the World Heritage Site.

The Clerk asked if local retailers had already been identified to occupy the premises and, if so, could there be a range of different retail uses as part of the premises – as opposed to simply food and drink. Gemma advised that the retail units within the premises would only be food and drink. Gemma also advised that Danieli Holdings have not yet engaged with local food and drink retailers as yet and hoped to gain planning approval for the site ahead of doing so.

Gemma also advised that Danieli Holdings wants to ensure that all retailers operate under the one single license for STACK.

The Clerk asked if the original Section 106 obligation – applied to the student accommodation proposals – would also apply to this development. Mr Matthew Sobic advised that Danieli Holdings is currently negotiating this with the Council however reminded the Committee that this obligation related specifically to the accommodation use of the premises.

Matthew advised that the application would include a lighting and noise impact assessment.

Cllr S Walker asked how the frontage of the premises is going to look, highlighting that a corrugated metal look – similar to the sites at Newcastle and Seaburn – wouldn't be appropriate to the proposed site. Matthew advised that the physical appearance of the exterior of the building at street-level would be minimal.

Cllr C Lattin stressed that Silver Street is very small and compact and any major changes to the exterior of the building could have a serious impact on the feel of this street.

Cllr C Lattin also advised that she was disappointed to see the loss of Yorkshire Trading Company from the City and stressed the need for a much wider retail offer beyond food and drink. Neil advised that, in Newcastle STACK, 90% of the non-food and drink

retailers failed within a matter of months and highlighted that retail is very difficult at present.

Mr Roger Cornwell asked what the terminal hours are going to be for the premises. Neil advised that the terminal hour for Friday and Saturday would be 1am and weekdays it would be midnight.

Cllr E Ashby if other sites had been considered for STACK. Neil advised that other sites in the City had been considered but didn't meet the requirements of the business. Neil advised that this site seemed perfect for STACK's needs.

Mr John Lowe asked if there would only be one entrance/ exit to the premises. Matthew advised that there would be an emergency exit side door for the premises too.

The Chair thanked Neil, Gemma and Matthew for their presentation. At this point, Neil, Gemma and Matthew left the meeting.

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

The Chair also reminded Members that the Planning Committee has full delegated authority to act on this inquiry on behalf of Full Council, as agreed at the September Full Council meeting.

The Chair reminded Members that the Statement of Case for the Parish Council has now been drafted by the Parish Council's consultant Jo-Anne Garrick. The Chair asked if Members wished to submit further comments to this Statement relating to the proposals' lack of conformity with CDP Policy 32. The Committee **agreed** that this is not a relevant issue for the Parish Council to take forward for the purposes of the appeal process. It was **agreed** that the City of Durham Trust should be asked to consider adding this matter to their own Statement of Case to the Inspectorate.

The Committee **approved** the Statement of Case as drafted.

The Chair also reminded Members that the Inspectorate will be hosting a Case Management Conference meeting with all parties on 6th October 2022. It was **agreed** that the Chair, Cllr S Walker, the Clerk and Jo-Anne Garrick attend this meeting on behalf of the Parish Council.

6. Matters arising:

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

DM/22/02266/FPA | Siting of temporary teaching accommodation (3 year period). | Car Parking Land Territorial Lane Durham DH1 3HJ. 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/22/02154/FPA | Erection of Jubilee Beacon | Land To The East Of St Leonards School Field Framwelgate Peth Durham DH1 5TP. The Committee noted that this application had now been approved.

(c) To consider the amendment(s) to the following planning applications:

DM/21/04262/FPA | 9 no. dwellings and alterations to existing access road | Mount Oswald Golf Club South Road Durham DH1 3TQ. The Committee considered the amendments to this application and **agreed** to maintain its original objection to the scheme. The Clerk **agreed** to draft the response to this application.

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

a) To note:

DM/22/01986/LB | Removal of entrance glass canopy | 9 Old Elvet Durham DH1 3HL. It was **agreed** to note this application.

DM/22/02171/FPA | Single storey extension and outbuilding to rear | Bonomi Lodge Burn Hall Durham DH1 3SS. It was **agreed** to note this application.

DM/22/02647/TPO | Felling, removal and replacement of 1no pine tree | 10 The Bowers Durham DH1 4EH. It was **agreed** to note this application.

DM/22/02684/FPA | Installation of bay window to first floor in front elevation | 48 Highgate Durham DH1 4GA. It was **agreed** to note this application.

DM/22/02668/TPO | Lime tree (T1) - crown reduction combined with some crown lifting to raise canopy height slightly, all works not exceeding an overall 25% volume reduction - TPO/285/2022 | Old Granary Crook Hall Sidegate Durham DH1 5SZ. It was **agreed** to note this application.

DM/22/02698/FPA | Demolition of existing pig sty/storage building and erection of single storey side extension to main dwelling to form a 'Granny' annex and installation of roof lights | Low Burnhall Farmhouse Darlington Road Durham DH1 3ST 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, footpath and works to protected trees including felling works (trees protected by virtue of their position within the conservation area. | Durham School Quarryheads Lane Durham DH1 4SZ. It was **agreed** to note this application.

DM/22/02403/FPA | Erection of detached double garage with first floor accommodation | Ansford Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/22/02701/LB | Repairs to floor and walls of west wing of gatehouse and investigation of storm drain establishing structural monitoring | University College Durham Castle Palace Green Durham DH1 3RW. It was **agreed** to note this application.

DM/22/02754/FPA | Balustrading to create terrace on garage roof | 6 Archery Rise Durham DH1 4LA. It was **agreed** to note this application.

b) To discuss:

DM/22/02346/FPA and **DM/22/02347/LB** | Demolition of listed police telecommunications mast | Durham Constabulary Police Headquarters Aykley Heads Durham DH1 5TT. It was **agreed** to object to these applications. The Clerk **agreed** to draft the response to these applications.

DM/22/02729/FPA | Removal of existing extension and new proposed extension | Dunster House The Avenue Durham DH1 4DX. It was **agreed** to note this application.

DM/22/02741/VOC | Variation of conditions 2 and 5 pursuant to planning permission DM/19/03836/FPA relating to equipment to be used. | Ground Floor 66

Saddler Street Durham DH1 3NP. It was **agreed** to object to these applications. The Clerk **agreed** to draft the response to these applications.

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

Application for the grant of a premises licence by Kitts Pool Room Limited for Kitts Pool Room 38B Riverwalk, Durham. DH1 4SL. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

Application for the grant of a premises licence by Riverview Kitchen 56 Limited for Riverview Kitchen. 20 Silver Street. Durham. DH1 3RB. It was **agreed** to note this application.

Application for the grant of a premises licence by Collected Books Limited for 44 The Riverwalk Milburngate. Durham. DH1 4SL. It was **agreed** to note this application.

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

Cllr S Walker advised that she hoped to meet with Cllr E Ashby in the near future to discuss this proposal and to return to the Committee with a set of recommendations on next steps.

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
(14th October 2022)**