

City of Durham Parish Council

Minutes of Planning and Licensing Committee meeting held via Zoom at 13:00pm on Friday 14th April 2023

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

Also present: Mr A Shanley (Parish Clerk), Mr Roger Cornwell, Mr John Ashby, Mr John Lowe, Mr Nigel and Mrs Stella van Zwanenberg (members of the public).

1. Welcome and apologies

Apologies were received from Councillor N Brown.

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 31st March 2023

The minutes of the meeting held on 31st March 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 Roger Cornwell advised that he was attending the meeting with a general interest in all agenda items.

Mr John Ashby 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.

Mr Nigel and Mrs Stella van Zwanenberg advised that they would be objecting to the application(s) for 24 Hallgarth Street and that they would like to hear discussions on this application.

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/23/00759/VOC | Variation of Condition 3 (opening hours) pursuant to planning permission DM/18/02199/FPA | 25 Elvet Bridge Durham DH1 3AA. The Committee **approved** the response to this application.

DM/23/00729/FPA | Replacement window and front face cladding to dormer on front elevation with uPVC. Conservation velux to front elevation, replacement garage windows, replace window with doors in dining room, and new timber sliding sash window to kitchen in previously bricked up opening. Solar panels to rear

elevation roof slope. | Ivyholme 58 The Avenue Durham DH1 4EB. The Committee **approved** the response to this application.

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 **approved** the response to this application.

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 **approved** the response to this application.

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

DM/22/03247/FPA | Erection of new ancillary student accommodation facilities building built within grass embankment; minor external changes to existing Harding building including re-instatement of historical entrance location and implementation of associated landscaping scheme. | Rushford Court North Road Durham DH1 4RY. The Committee **noted** that this application had now been approved by the County Council. The Clerk advised that he would be checking on the licensing arrangements within the new Hub, given the agreed condition 5 as part of the decision notice on this scheme.

DM/22/03232/FPA | Change of Use from Class E 'Commercial, Business And Services' to a mixed-use comprising uses within use Class E and Sui Generis 'Drinking establishments and venues for live music performances and events' with ancillary facilities, alterations to the external elevations and provision of a roof-top terrace with external seating and associated facilities. | 4 - 6 Silver Street Durham DH1 3RB. The Committee **noted** that this application had now been approved by the County Council despite a number of objection points raised by the Parish Council and others.

Appeal for DM/21/04214/FPA | Two storey extensions to rear and internal alterations | 2 The Avenue Durham DH1 4ED. The Committee **noted** that this application had now also been refused on appeal.

(c) Preparing for the County Council licensing hearing on 17th April 2023 for the following application(s):

Application to vary a Premises Licence – Jimmy Allens, 19-21 Elvet Bridge, Durham, DH1 3AA. The Committee noted that Councillor G Holland would now be representing the Parish Council at this licensing hearing and that the Clerk had already supplied a script for Councillor Holland.

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

a) To note:

DM/23/00661/FPA | Replacement of existing wooden garage. | Garage North West Of 1 Beech Crest Durham DH1 4QF. It was **agreed** to note this application.

DM/23/00867/TPO | T1. Scots pine - crown thin by 20% and crown reduce/reshape by 3-4m | Cranleigh Bells Folly Potters Bank Durham DH1 3RR. It was **agreed** to note this application.

DM/23/00651/LB | Erection of new metal railings to the front (North Road) elevation. | 27 North Road Durham DH1 4SG. It was **agreed** to note this application.

b) To discuss:

DM/23/00817/FPA | Conversion of existing dwelling into 2no. 2-bed apartments. Demolition of existing single storey rear extension and conservatory and erection of replacement single storey extension. | 24 Hallgarth Street Durham DH1 3AT. It was **agreed** to object to this application and also to call this application in to the Central and East Area County Planning Committee. The Clerk **agreed** to draft the objection letter to this application.

DM/23/00914/FPA | Installation of Lampounette public art lighting feature in association with Lumiere | Land North Of Wearside House Riverside Place Durham DH1 1SL. It was **agreed** to object to this application. The Clerk **agreed** to draft the objection letter to this application but the Committee also **agreed** to ask that a local ecologist might support this objection letter in light of the ecology concerns with this proposal.

DM/23/00436/FPA | Demolition of Existing Dwelling and Construction of 2no. Semi-Detached Dwellings | Goldrill Farnley Hey Road Durham DH1 4EA. It was **agreed** to note this application, subject to the Chair's review of the submitted geological report in support of this application.

DM/22/03574/FPA | Erection of 4no. C3 dwellings (Revised and Resubmitted) | Land to The Rear Of 63 Crossgate Durham DH1 4PR. It was **agreed** to object to this application, supporting the position of the Spatial Planning team. The Clerk **agreed** to draft the objection letter to this application

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

Application for the grant of a premises licence by Mr Jatinder Singh Grewal for Bunty's 18A North Road. Durham DH1 4SH.

It was **agreed** that the Clerk should seek further clarification on the exact address of this premises as this had caused some confusion. The Committee also **agreed** to object to this application under the objective of preventing a public nuisance. Councillor S Walker **agreed** to draft the response to this application.

8. Update on the production of the Conservation Area Management Plan

The Committee noted that the new officer leading on the production of the Conservation Area Management Plan had now changed to Lee Hall. The Committee welcomed this new appointment as Less is an exceptional officer at DCC and wished Rebecca every success in her new role.

9. Update on consultation on the following Supplementary Planning Documents

The Chair thanked all Members for their support in producing excellent responses to the following Supplementary Planning Documents:

- Development viability, affordable housing, and developer contributions Supplementary Planning Document
- County Durham Design Code Supplementary Planning Document
- Housing Needs Supplementary Planning Document
- Trees, Woodland and Hedges Supplementary Planning Document

The Clerk confirmed that all responses to these consultations had now been submitted and the Council awaits further feedback on this.

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

28th April 2023
12th May 2023
26th May 2023

The start time of all future meetings of this Committee was agreed to be 12:30pm going forwards.

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
(28th April 2023)**