

# City of Durham Parish Council

## **Minutes of Planning Committee meeting held via Zoom at 12:00pm on Friday 12<sup>th</sup> May 2023**

**Present:** Cllr G Holland (in the Chair), Cllr V Ashfield, 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 Graham Phillips, Mr John Lowe, Mr Richard Hornby, Ms Victoria Smith, Ms Jacinta Taylor, Ms Kath Tansey and Mr Brian Tanner (members of the public) and County Councillor Liz Brown.

### **1. Welcome and apologies**

None received.

### **2. To receive any declarations of interest from members**

Councillor E Ashby declared an interest in application DM/23/01155/LB and took no part in the discussion or vote on this application.

### **3. To receive and approve as a correct record the minutes of the meeting held on 28<sup>th</sup> April 2023**

The minutes of the meeting held on 28<sup>th</sup> April 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 Graham Phillips advised that he was attending the meeting to hear the discussions on application DM/23/01237/FPA.

Mr John Lowe advised that he was attending the meeting with a general interest in all agenda items.

Mr Richard Hornby advised that he was attending the meeting to hear the discussions on applications DM/23/00993/FPA and DM/23/00814/FPA.

Ms Victoria Smith advised that she was attending the meeting to hear the discussions on application DM/23/01237/FPA.

Ms Jacinta Taylor advised that she was attending the meeting to hear the discussions on application DM/23/01237/FPA.

Ms Kath Tansey advised that she was attending the meeting to hear the discussions on application DM/23/01237/FPA.

Mr Brian Tanner advised that he was attending the meeting to hear the discussions on application DM/23/00993/FPA.

Mr David Gallusedge advised that he was attending the meeting to hear the discussions on application DM/23/01237/FPA.

County Councillor Liz Brown advised that she was attending the meeting to hear the discussions on application DM/23/01237/FPA.

## **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/23/00958/LB** | Demolition of existing single storey rear extension and conservatory. Conversion of existing dwelling into 2no. 2-bed apartments including replacement single storey extension. | 24 Hallgarth Street Durham DH1 3AT. The Committee **approved** the response to this application.

**DM/23/01015/FPA** | Single storey rear extension to terraced dwelling (existing C4 HMO). | 7 Lowes Barn Bank Nevilles Cross Durham DH1 3QJ. The Committee **approved** the response to this application.

**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 **approved** the response to this application but noted that this application has now been withdrawn by the applicant.

**DM/22/03574/FPA** | Erection of 4no. C3 dwellings (Revised and Resubmitted) | Land to The Rear Of 63 Crossgate Durham DH1 4PR. The Committee **approved** the response to this application.

**DM/23/00842/FPA** | Demolition of existing forecourt shop building and automatic car wash building and erection of new mixed-use building incorporating retail and hot food drive thru, new electric vehicle charging facility, renewal of existing jet wash bays and associated forecourt alterations. | Stonebridge Service Station Stonebridge Durham DH1 3RX. 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/20/03238/OUT** | Outline application for Purpose Built Student Accommodation comprising up to 850 bedrooms, with all matters reserved. Re-consultation on older application to allow for update of policy / financial requirements - no amendments submitted. | Land to the North of Mount Oswald South Road Durham DH1 3TQ. The Committee **noted** that this application had now been approved by the County Planning Committee. However, the Committee noted its disappointment at not being able to speak at Committee and **agreed** to submit a follow-up letter to the Planning Development Manager to request that

the Parish Council be formally consulted on any and all Reserved Matters applications on this development. The Clerk **agreed** to draft this letter.

**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 application had now been refused by the Central and East Area County Planning Committee.

**DM/23/00456/FPA** | Change of use from dwelling (use class C3) to House in multiple occupation (HMO) (use class C4). | 3 Wentworth Drive Durham DH1 3FD. The Committee **noted** that this application had now been approved by the Central and East Area County Planning Committee.

**(c) Preparing for the licensing hearing on 22<sup>nd</sup> May for the following licensing application(s):**

Application for the grant of a premises licence by Mr Jatinder Singh Grewal for Bunty's 18A North Road. Durham DH1 4SH. Councillor S Walker **agreed** to represent the Parish Council in its objection to this application at Committee on 22<sup>nd</sup> May 2023.

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

**a) To note:**

**DM/23/00993/FPA** | Loft conversion including a glass dormer window in centre of roof, with 3x conservation velux windows. Convert and extend the existing garage to a 1.5 storey garden room, with 2x dormer windows | 90 Gilesgate Durham DH1 1HY. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee should officers be minded to approve the proposal. The Clerk and Councillor C Lattin **agreed** to draft the response to this application.

**DM/23/01071/LB** | Listed Building Consent for internal alterations creating 2no mock cells, training area, replace WC, redecoration of kitchen area and install ventilation | HM Prison Durham Old Elvet Durham DH1 3HU. It was **agreed** to note this application.

**DM/23/01230/LB** | Installation of a new cash safe in the ground floor back office. | 6 - 7 Market Place Durham DH1 3HL. It was **agreed** to note this application.

**DM/23/00928/FPA** | Two-storey side extension and solar panels to rear | 2 St Aidans Crescent Crossgate Moor Durham DH1 4AP. It was **agreed** to note this application.

**DM/23/00814/FPA** | Roof lantern to rear and 2no solar panels to front | 85 Gilesgate Durham DH1 1HY. It was **agreed** to note this application.

**DM/23/01080/FPA** | Two storey rear extension, balcony to existing roof, render to rear elevation and alterations to fenestration | 15 Archery Rise Durham DH1 4LA. It was **agreed** to note this application.

**DM/23/01139/VOC** | Variation of condition 2 of planning approval DM/22/02266/FPA to allow the addition of 7no. AC condenser units to the eastern elevation of the temporary classroom accommodation. | Car Parking Land Territorial Lane Durham DH1 3HJ. It was **agreed** to note this application.

**b) To discuss:**

**DM/23/01155/LB** | Single storey rear extension, replacement roof including 2no. rooflights to rear, conversion of loft to habitable room incorporating structural alterations and new staircase | 4 Leazes Place Durham DH1 1RE. The Committee felt that there was insufficient information to consider this application and therefore **agreed** to request further information about the roof tiles and also to request the comments from the Council's Design and Conservation Officer.

**DM/23/01161/FPA** | Installation of baby memorial, new handrails, and renewal of footpaths | St Cuthberts Church North Road Durham DH1 4NH. It was **agreed** to support this application. The Clerk **agreed** to draft the response to this application.

**DM/23/01237/FPA** | Change of use from five bed dwellinghouse to seven bed HMO (sui generis). | 41 Fieldhouse Lane Durham DH1 4LT. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee should officers be minded to approve the proposal. The Clerk **agreed** to draft the response to this application.

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

**Application to vary a premises licence by WLHPLUS Limited for Happiness 2 Restaurant and Karaoke Bar (currently Studio), Ground, first and second floor, 17 North Road, Durham DH1 4SH.** It was **agreed** to object to this application. Councillor S Walker **agreed** to draft the objection letter to this application.

**Application to vary a premises licence by Amber Taverns Limited for The Water House. 65 North Road. Durham DH1 4SQ.** It was **agreed** to note this application.

**Application to vary a premises licence by Mrs Syeda Sadaf Riaz for PICCO D'Italia, 32a Saddler Street, Durham DH1 3NU.** It was **agreed** to note this application.

**Application to vary a premises licence by Beer Pong Durham Limited for Wiff Waff Back Silver Street. Durham DH1 3RA.** It was **agreed** to note this application.

## **8. To consider a proposal for a research project into the licensing/ planning approvals for all licensed premises in the City**

The Clerk advised that recent licensing applications in the parish area had highlighted a discrepancy between what hours some premises in the City are currently operating within, what hours premises have licensing approval to operate within and what hours premises have planning approval to operate within.

The Clerk advised that he had raised this on numerous occasions and the issues were simply being dealt with on a case-by-case basis by enforcement. The Clerk advised that it would prove helpful to the Council to understand the current situation in the City, particularly in the run-up to the review of the County Council's Statement of Licensing Policy.

The Clerk recommended to the Committee that the Parish Council undertakes/ funds a piece of research on this issue in order to highlight the various discrepancies and produce an evidence document for future use.

Councillor V Ashfield advised that she felt that the Parish Council should advertise this on their website and invite bids from any interested parties.

Councillor A Doig advised that he fully supported this piece of work and felt that the data could prove useful in the longer term.

The Committee agreed to support this initiative and to recommend this work to Full Council. The Clerk **agreed** to draft an advert for the website inviting bids for this work.

## **9. Report on objections to planning application and calls to Committee: DCC Central and East Planning Committee**

Councillor A Doig thanked John Ashby, Roger Cornwell, John Lowe and Committee Members for their support to date in re-drafting his original note on this matter. The Chair advised that he would like to carry out some further editing of this document and for this to be agreed by the Committee thereafter.

Mr John Ashby highlighted that Durham University and DCC had produced a fantastic database around HMO locations.

Mr John Lowe highlighted that Policy 16 had produced some unexpected outcomes and it was right that it be reviewed in those respects.

The Committee **agreed** to review this report further and to bring this back to the next Committee for formal approval and submission thereafter to DCC, once approved by Full Council.

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

26th May 2023

9th June 2023

23<sup>rd</sup> June 2023

Councillor V Ashfield wished to note her preference for these meetings to commence at 12:30pm rather than 12:00pm.

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  
(26<sup>th</sup> May 2023)**