

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 12:00pm on Friday 26th May 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 David Miller (members of the public) and Mr Ricky Cohen, Ms Hannah Shepherd and Professor Simon Forrest (Durham University).

1. Welcome and apologies

None received.

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 12th May 2023

The minutes of the meeting held on 12th May 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 David Miller highlighted the ongoing consultation by Durham County Council on improvements to its Public Rights of Way (PROW) network and his interest in this matter. David advised that the Council is currently developing its fourth Rights of Way Improvement Plan. The Plan sets out how DCC will invest in its PROW network of footpaths, bridleways, and byways, by enhancing the existing green network for the benefit of those who use the PROW network.

David advised that there is much to admire about the proposals but there were also some matters on which he would like the Parish Council to comment if possible.

David advised that he was working with the City of Durham Trust and producing a response to this consultation. The Committee **agreed** to take an active role in responding to this consultation and **agreed** to consider this as an Agenda item at the next meeting.

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/23/00993/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. The Committee **approved** the response to this application.

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 **approved** the response to this application.

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

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. 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):

Application for the grant of a premises licence by Mr Jatinder Singh Grewal for Bunty's 18A North Road. Durham DH1 4SH. The Committee **noted** that this application had now been approved, in spite of the Parish Council's objection points. The Committee thanked Councillor S Walker for representing the Parish Council at this hearing.

6. Discussion with Ricky Cohen regarding upcoming licensing applications for i) Rushford Court and ii) Brooks House

The Chair welcomed Ricky Cohen, Simon Forrest and Hannah Shepherd to the meeting to discuss future plans for Rushford Court and Brooks House.

Ricky advised that the University would soon be submitting a Club Premises Certificate application for Rushford Court.

Ricky also advised that the University would also be submitting a minor variation application to the existing licence for Brooks House.

Simon advised that the University attaches great importance to the feedback from the Parish Council on how each of its college bars operate. Simon also stressed the importance of the college bar spaces for the wider student/ resident experience.

Ricky highlighted that the Rushford Court application would be in line with the framework hours as set out in the Council's Statement of Licensing Policy 2019-24.

Ricky advised that the reason for the minor variation application for Brooks House is because the University has recently built an Annex (the Tom Percival Annex) to this building and is keen to extend licensable activities to include this Annex.

Mr Roger Cornwell asked if only the internal area of the new Rushford Court hub would have a licence. Ricky confirmed this would be the case but highlighted that the hub will have an outside terraced area where alcohol could be consumed but obviously this is not a licensable activity.

The Clerk also highlighted that Condition 5 of the planning approval for the Rushford Court extension specifically limits the hours of operation in order to protect residential amenity. The Clerk asked if the licensing application would reflect these hours. Ricky advised that it is the University's hope to have the hub open until 2am on some evenings. The Committee expressed the hope that the hours could reflect those granted under the planning approval in April 2023.

Councillors E Ashby and C Lattin raised a concern about exit noise from Rushford Court arising from students leaving for the commercial night time economy. Ricky advised that part of the reason the University is seeking a Club Premises Certificate is so that they can have more control over who is able to attend the hub within Rushford Court.

There being no further queries, Ricky, Simon and Hannah thanked the Committee for their time and left the meeting.

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

a) To note:

DM/23/01110/FPA | Conversion of an existing House in Multiple Occupation into a religious study centre, to include a specialist theological library, office space, storage and meeting rooms. | 72 - 73 Claypath Durham DH1 1QT. It was **agreed** that further clarification was needed on a number of points relating to this application and the Clerk agreed to look into this.

DM/23/01111/LB | Conversion of an existing House in Multiple Occupation into a religious study centre, to include a specialist theological library, office space, storage and meeting rooms. | 72 - 73 Claypath Durham DH1 1QT. It was **agreed** that further clarification was needed on a number of points relating to this application and the Clerk agreed to look into this.

DM/23/01207/FPA | Removal of 2no existing lantern style skylights and re-instatement of flat roof with lime mortar render repair to external walls | 29 - 30 Old Elvet Durham DH1 3HN. It was **agreed** to note this application.

DM/23/01208/LB | Removal of 2no existing lantern style skylights and re-instatement of flat roof with lime mortar render repair to external walls | 29 - 30 Old Elvet Durham DH1 3HN. It was **agreed** to note this application.

DM/23/01233/TPO | Pine (T1) - fell as close to ground level as practical | 10 The Bowers Durham DH1 4EH. It was **agreed** to note this application.

DM/23/01265/FPA | Installation of 26No Lighting Bollards | Durham University Van Mildert College Mill Hill Lane Durham DH1 3LH. It was **agreed** to note this application.

DM/23/01266/FPA | Installation of 10no replacement and new additional lamp posts | St Aidans College Windmill Hill Durham DH1 3LJ. It was **agreed** to note this application.

b) To discuss:

DM/23/01141/FPA | Erection of a detached two storey replacement dwelling with partial basement and associated site works. | 1 Almoners Barn Durham DH1 3TZ. It was **agreed** to note this application.

DM/23/01167/FPA | Change of use from dwellinghouse (Use Class C3) to small House in Multiple Occupation (Use Class C4) with alterations to existing bay window | 5 Lyndhurst Drive Crossgate Moor Durham DH1 4AE. It was **agreed** to object to this application and also call the application in to the Central and East Area County Planning Committee should officers be minded to approve the application. Councillor N Brown and the Clerk **agreed** to draft the response to this application.

DM/23/01353/FPA | Renovation of property to include replacement of conservatory with a single storey rear extension, re-roofing of single storey off-shoot and associated internal works. | 24 Hallgarth Street Durham DH1 3AT. It was **agreed** to object to this application and also call the application in to the Central and East Area County Planning Committee should officers be minded to approve the application. The Clerk **agreed** to draft the response to this application.

DM/23/01354/LB | Renovation of property to include replacement of conservatory with a single storey rear extension, re-roofing of single storey off-shoot and associated internal works. | 24 Hallgarth Street Durham DH1 3AT. It was **agreed** to object to this application and also call the application in to the Central and East Area County Planning Committee should officers be minded to approve the application. The Clerk **agreed** to draft the response to this application.

8. To consider the pre-application letter regarding new telecommunications equipment on South Road, Durham City.

It was **agreed** to note this pre-application letter without further comment.

9. Report on Landlord licensing progress for the City of Durham parish area

Mr John Ashby presented a report to Committee following the most recent meeting of the Durham University Housing Working Group.

John advised that he and Roger Cornwell attend this meeting on behalf of the Parish Council and local residents and commended the work of this group as one

which seems to be getting to grips with student housing issues of quantity, quality, landlord standards and letting agents' practices.

John advised that he felt that this group is the best chance yet of achieving a self-financing landlord licensing scheme in Durham, albeit voluntary not compulsory.

John advised that Hannah Shepherd and Zoe Lewin had jointly produced an exceptional database of where each student property is located in the City.

John advised that he and Roger would continue to engage positively with this group - due to meet next on 28th June – and he would keep the Parish Council updated on the progress the group makes on these important issues.

The Committee thanked John and Roger for their continued work and efforts on this Group.

10. Report on objections to planning application and calls to Committee: DCC Central and East Planning Committee

Prior to this item being discussed, Councillor A Doig left the meeting and the Clerk reported that it was his understanding that Councillor A Doig had further amendments he wished to make to this report. It was **agreed** to defer a decision on the next stages of this report until the next meeting.

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

9th June 2023

26th June 2023

7th July 2023

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
(9th June 2023)**