

City of Durham Parish Council

Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Wednesday 28th June 2023

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

Also present: Mr A Shanley (Parish Clerk), Mr John Ashby, Mr Roger Cornwell and Mr John Lowe (members of the public) and Prof. David Sparkes (DCC Design and Conservation).

1. Welcome and apologies

Apologies were received from Councillor A Doig.

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 9th June 2023

The minute of the meeting held on 9th June 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 John Ashby advised that he was attending the meeting with a general interest in all agenda items.

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. Discussion with Anne Allen, World Heritage Site Coordinator and David Sparkes, DCC Design and Conservation on the requirements for a WHS setting survey

Professor David Sparkes thanked the Parish Council for allowing him to come along and speak to Committee.

David advised that he was aware that the Clerk had recently met with the new WHS Coordinator Anne Allen and discussed the possibility of the Parish Council supporting the production of a World Heritage Site setting study.

David highlighted that the protection of the setting of a Durham Castle and Cathedral World Heritage Site is inextricably linked to the protection of the site itself. This is particularly true in the case where the landscape of the site and its surroundings not only enhances but has been instrumental in the location, form and special character embodied in the core values of the site.

David advised that a key document which has never been produced for the World Heritage Site is a settings study. David advised that this is an essential piece of work in order to inform how new development proposals within the inner and outer setting of the World Heritage Site are assessed against issues such as OUVs.

David highlighted a number of applications had raised ICOMOS's interest in Durham and this put Durham on a watch list along with other sites in the UK.

David advised that, running alongside this document, is the production of both the Conservation Area Management Plan and the World Heritage Site Management Plan. David highlighted that this work would help to inform these pieces of work.

David advised that Anne had secured funding from partners such as DCC, Durham Cathedral, Durham University and Historic England and asked if the Parish Council would consider putting in £5,000 worth of funding towards this work, which is an approximately £30,000 piece of work.

The Clerk asked who would carry out this work. David advised that this would be an external piece of work carried out by an external consultant, this also meant that this would be a neutral piece of work.

The Chair asked if the setting study could be fed into the County Durham Plan. David confirmed that this would feed into the Conservation Area Management Plan which would be an adopted planning document.

Mr John Lowe advised that the World Heritage Site Committee is meeting on 20th July and the Committee is aware that this is an important piece of work to be carried out.

The Committee agreed to support this proposal and to recommend this to Full Council for approval.

David advised that he would provide a report to the Clerk to support this going to Full Council in July.

The Chair thanked David for attending the meeting today. At this point, David thanked the Committee and left the meeting.

6. Pre-application discussion with Saddlers Land and Property regarding refurbishment/ redevelopments in the City centre including Silver Street, Saddler Street and North Road

The Clerk advised that Saddlers Land and Property hoped to meet with the Parish Council at a later stage and would therefore not be part of this meeting.

7. Matters arising:

(a) To agree the draft responses to the following planning and licensing application(s), pre-application(s) and/or appeal(s):

DM/23/01077/FPA | Proposed development of 26 holiday lodges, security office and associated recreational hub with access, parking and landscaping. | Land To The North Of Industrial Estate Frankland Lane Durham DH1 5TA. The Committee **approved** the response to this application.

DM/23/01329/FPA | Rear extension to form a covered external terrace for restaurant (Use Class E), a 3-bed HMO (Use Class C4) and basement storage with alterations to the adjoining external staircase | 30 - 31 Silver Street Durham DH1 3RD. 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/23/01161/FPA | Installation of baby memorial, new handrails and renewal of footpaths | St Cuthberts Church North Road Durham DH1 4NH. The Committee **noted** that this application had now been approved.

DM/23/00993/FPA and DM/23/00911/LB | 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 **noted** that these applications had now been refused.

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

Minor variation of a premises licence by WLHPLUS Limited for Happiness 2. Restaurant and Karaoke Bar. 17 North Road. Durham. DH1 4SH. It was **agreed** to note this application.

Application to vary a premises licence for El Pincho Limited for El Pincho. Unit 16 The Riverwalk. Durham. DH1 4SJ. It was **agreed** to seek guidance from Durham Police on whether they support/ object to this application and to follow their lead on this.

Application for the grant of a premises licence by Mr Samuel Harper for 40 Winks. 40 South Street. Durham. DH1 4QP. It was **agreed** to defer a decision on this application until such a time as the Committee was able to meet with the applicant/ undertake a site visit of the premises.

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

a) To note:

DM/23/01557/TPO | Various works to trees covered by a Tree Preservation Order, further information within the provided tree survey. | East Durham And Houghall Community College Houghall Durham DH1 3SG. It was **agreed** to note this application.

DM/23/01306/FPA | Replace existing rear conservatory with new conservatory | 221 Gilesgate Durham DH1 1QN. It was **agreed** to note this application.

DM/23/01564/FPA | Alterations to internal layout, re-paint of rear, install 2 No. vent axia fans to first floor rear side elevation. Repairs to external wall on ground floor front elevation | Big Jug 83 Claypath Durham DH1 1RG. It was **agreed** to

object to this application. The Clerk **agreed** to draft the response to this application.

DM/23/01565/LB | Alterations to internal layout, re-paint of rear, install 2 No. vent axia fans to first floor rear side elevation. Repairs to external wall on ground floor front elevation | Big Jug 83 Claypath Durham DH1 1RG. It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/23/01423/FPA | Extension to existing roof (raising of roof ridge level and construction of gable walls) | Crossways Toll House Road Crossgate Moor Durham DH1 4HU. It was **agreed** to note this application.

DM/23/01282/FPA | Erection of temporary double classroom | Houghhall Farm Farm Road Houghall Durham DH1 3SN. It was **agreed** to note this application.

DM/23/01584/TPO | Crown lifting to 5m of 4 trees as shown on Drawing Number 149525/8006, Rev A. | East Durham And Houghall Community College Houghall Durham DH1 3SG. It was **agreed** to note this application.

DM/23/01355/AD | 1 no. proposed fascia sign (1.8m width, 0.6m height) and 2 no. proposed projecting fascia sign (0.75m width, 0.55m height, 0.1m depth) | MyDentist Framwelgate Bridge Durham DH1 4SJ. It was **agreed** to note this application.

DM/23/01655/TPO | Removal of a branch hanging, remove 1 and 2-inch deadwood visible in the crown, prune branches as shown in figures 1 and 2 on the North face to lift the crown and prune to crown lift the south face to 7m | 27 Dalton Crescent Nevilles Cross Durham DH1 4FB. It was **agreed** to note this application.

b) To discuss:

DM/23/01587/FPA | Replacement windows | St Margarets Flats Durham DH1 4DS. It was **agreed** to note this application.

DM/23/01581/FPA | Conversion of garage, block paving to extend drive, dropped kerb, modification to gable roof edge and external rendered wall cladding | 18 Redhills Lane Crossgate Moor Durham DH1 4AJ. It was **agreed** to note this application.

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

7th July 2023
21st July 2023
4th August 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
(7th July 2023)**