

# City of Durham Parish Council

## **Minutes of the Planning and Licensing Committee meeting held via Zoom at 12:00pm on Friday 8<sup>th</sup> December 2023**

**Present:** Cllr G Holland (in the Chair), Cllr A Doig, Cllr C Lattin and Cllr S Walker.

**Also present:** Mr A Shanley (Parish Clerk), County Councillor Liz Brown and Mr Roger Cornwell and Mr John Lowe (member of the public).

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

Apologies were received from Councillors E Ashby and R Ormerod.

### **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 24<sup>th</sup> November 2023**

The minutes of the meeting held on 24<sup>th</sup> November 2023 were unanimously **agreed** as a true and accurate record of proceedings.

### **4. To receive any public participation comments on the following agenda items.**

County Councillor Liz Brown advised that she was attending the meeting to provide further information on application DM/23/03504/TPO. Councillor Liz Brown took no part in the discussion or vote on any other matter on the Agenda.

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. To discuss the latest updates regarding the public inquiry into the Sniperley Park development(s).**

Members noted that a public inquiry into the Sniperley Park developments is set to take place most likely in 2024.

The Clerk reported that he was aware that DCC and the applicants had narrowed down the areas of disagreement between last winter and now but that DCC as the local planning authority still has concerns over the bus service provision, active travel connections, district heating, primary school delivery, playing pitch provision and the overall delivery of the comprehensive masterplan.

Many of those arguments have not changed significantly over the last 12 months and that DCC is requiring the developers to bring that comprehensive approach to delivery forward, in order to ensure a successful and sustainable development, as required by the County Durham Plan.

Members **agreed** to be involved in the public inquiry process but not to be an active participant in the inquiry itself. Members felt that there seemed little scope for the Parish Council to add further to the extremely valid and important arguments DCC is putting at the inquiry. Members unanimously **agreed** to support the position of the County Council and allow its expert witnesses to provide the evidence required on these proposals.

## **6. Matters arising:**

### **(a) To approve the responses to the following planning/ licensing application(s):**

**DM/23/02758/FPA** | Erection of single storey dwellinghouse | 164A Gilesgate Durham DH1 1QH. The Committee **approved** the response to this application.

**DM/23/02728/FPA** | Replace red plastic-coated front door with white UPVC (retrospective) | 53 Hallgarth Street Durham DH1 3AY. The Committee **approved** the response to this application.

**DM/23/01709/FPA** | Replacement shop front and installation of first floor gable window | 22 Silver Street Durham DH1 3RD. The Committee **approved** the response to this application.

### **(b) To consider the outcomes of the following planning and licensing application(s) in the parish area:**

Application for the review of a premises licence by the City of Durham Parish Council for Ye Olde Elm Tree. 12 Crossgate. Durham. DH1 4PS. Members **noted** that the additional conditions agreed through mediation with the applicant had now been approved at the Committee hearing. The Committee thanked Councillor S Walker for representing the Parish Council on this matter.

### **(c) To consider the latest updates on the following planning and licensing application(s)/ appeal(s) in the parish area:**

**DM/23/03302/VOC** | Variation of Condition 2 (Approved Plans) of approval reference DM/22/02767/FPA to add north facing window in side wall of rear extension, east facing window in side utility extension and remove north facing side window in snug area | 12 Ferens Park Durham DH1 1NU. Members carefully considered the latest developments with this application, noting that there were concerns from neighbouring residents and thanked Councillor C Lattin for carrying out a site visit in respect of this application. After careful consideration, Members **agreed** to note this

application without any further action. Members **noted** that the application had been called to the Central and East Area County Planning Committee by the local Ward Members.

**Application for a Premises Licence at Manakeet, 22 Silver St, Durham DH1 3RD.** Members **noted** that the applicant had now reduced their intended operating hours for this premises to be within the licensing framework hours and therefore **agreed** to withdraw the Parish Council's objection on this basis.

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

**a) To note:**

**DM/23/03152/FPA** | re-roofing main building and single-story extension in the back | 22 Hallgarth Street Durham DH1 3AT. It was **agreed** to note this application.

**DM/23/03470/LB** | Replacement of decayed wood window to rear elevation | 52 South Street Durham DH1 4QP. It was **agreed** to note this application.

**DM/23/03397/FPA** | Construction of handrail and guarding supported by an independent steel framework | Elvet Hill Lecture Rooms Elvet Hill Road Durham DH1 3TJ. It was **agreed** to note this application.

**DM/23/03463/TPO** | 1. Sycamore - Prune back overhanging branches by approx. 4m 2. Apple - Reduce crown and reshape by 2m | 13 The Grove North End Durham DH1 4LU. It was **agreed** to note this application.

**DM/23/03489/FPA** | Installation of 2no. single storey Portakabin buildings to be used as a mortuary and associated office for a temporary 2-year period. | University Hospital of North Durham North Road Durham DH1 5TW. It was **agreed** to note this application.

**DM/23/03510/AD** | Replace 1no. Projecting signage with new 500mm, retain existing brackets, existing projecting sign brackets to be painted blue to match new logo, replace 1no. Logo with 1no. new blue heritage logo with 185mm logo height, remove window message "Building Society" & make good as necessary, replace 1no. ATM tablet and decals with new, replace statutory signage with new, sand and re-varnish doors. | 9 Market Place Durham DH1 3PN. It was **agreed** to note this application.

**DM/23/03518/FPA** | Erection of two storey extension to rear. | St Oswalds Church Institute Church Street Durham DH1 3DQ. It was **agreed** to note this application.

**b) To discuss:**

**DM/23/03400/FPA** | Change of use for the first floor of Bridge House from office (Use Class E) to purpose-built student accommodation (PBSA) (Sui generis) providing 8 x new studio apartments. Replacement and enlargement of one existing window to install a new uPVC window to match existing. | First Floor Office Bridge House North Road Durham DH1 4PW. It

was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee for determination should officers be minded to approve this proposal. The Clerk **agreed** to draft the response to this application.

**DM/23/03345/FPA** | Erection of a new shop window and doorway, brickwork stall riser & the carrying out of repair work to inside of new window framework. | 10 Market Place Durham DH1 3NB. It was **agreed** to note this application.

**DM/23/03504/TPO** | G1 - Willow X2 - Fell as close to current ground level as practical T2 - Poplar - Remove the lowest branch growing closest to the garage block back to the main stem | 12 The Bowers Durham DH1 4EH. It was **agreed** to note this application.

**DM/23/03543/FPA** | Construction of detached dwelling (resubmission). | Land South West Of 39 Fieldhouse Lane Durham DH1 4LT. It was **agreed** to note this application.

**DM/23/02414/FPA** | Proposed first floor side extension and part two storey and single storey rear extensions to small HMO (Use Class C4) | 80 Hallgarth Street Durham DH1 3AY. It was **agreed** to object to this application and to call this application in to the Central and East Area County Planning Committee for determination should officers be minded to approve this proposal. The Clerk **agreed** to draft the response to this application.

**8. To consider the following new licensing application(s) in the parish area:**

**Application for the grant of a premises licence for Taste the Orient (Unit 9 The Riverwalk) by Hang Sing Hong.** It was **agreed** to note this application.

**9. To discuss the arrangements for considering new planning/licensing application(s) within the parish area over the Christmas holidays.**

Members **agreed** to revert to the usual delegated procedures during the Christmas break whereby the Chair and Clerk of the Planning and Licensing Committee would consider any and all new planning applications within the parish and a position on each application be taken in writing between the Chair and the Clerk – other than in cases of major applications.

Any decisions would then be ratified at the next formal meeting of the Planning and Licensing Committee.

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

19<sup>th</sup> January 2024  
2<sup>nd</sup> February 2024  
16<sup>th</sup> February 2024

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  
(12<sup>th</sup> January 2024)**