



## **AGENDA**

**Chairman's Note:** *From the start of the pre-election period ('purdah'), the council must comply with restrictions outlined in Section 2 of the Local Government Act 1986. In addition a Code of Recommended Practice on Local Authority Publicity published in 2011 makes clear that particular care should be taken in periods of heightened sensitivity, such as in the run up to an election. The Act defines publicity as "any communication, in whatever form, addressed to the public at large or to a section of the public."*

*Generally, the Act says that we should "not publish any material which, in whole, or in part, appears to be designed to affect public support for a political party." The Code of Practice recommends that councils should generally not issue any publicity which seeks to influence voters and that publicity relating to individuals involved directly in the election should not be published unless expressly authorised by statute.*

*In relation to decision making within the council, the position remains that it is 'business as usual' unless there are very good reasons why this should not be the case. In the vast majority of cases, the pre-election period will have no impact on normal council business.*

### **82. ACCEPTANCE, OR OTHERWISE, OF APOLOGIES**

### **83. DECLARATIONS OF INTEREST**

In accordance with this Council's adopted Code of Conduct (Minute 17(b)/May/16 refers), Members will be asked whether they have any personal or prejudicial interests in any matter on the agenda and, if so, to declare those interests at this point of the meeting. Members are reminded that a declaration can be given later in the meeting if a need arises during discussion.

### **84. PLANNING COMMITTEE MEETING – 6 FEBRUARY 2017 – MINUTES (enclosed)**

### **85. PLANNING APPLICATIONS FOR CONSIDERATION**

- (i) DM/17/00746/FPA – **40 Galgate** – Erection of 2 no. semi-detached dwellings and 1 no. detached dwelling with designated parking and gardens (Heritage and Design & Access Statement; plans enclosed).

### **86. PLANNING APPLICATIONS FOR NOTING**

- (i) DM/16/02643/OUT – **Land to the North and East of Starforth Morrif Memorial School** – Outline application with all matters reserved except access for 40 dwellings.

Pursuant to Minute 81/Feb/16, Durham County Council Local Planning Authority determined to refuse the application for the following reason(s):

1. The development would have a significant harmful effect on the character and appearance of the area and setting of designated heritage assets by reason of its intrusion into and urbanisation of an area of attractive open pasture, which is considered important to the rural character and landscape setting of High Starforth,

as well as to the setting and thereby significance of the Barnard Castle Conservation Area and the Grade II Listed Low Startforth Hall. This is contrary to Teesdale Local Plan Policies GD1 (B & I), ENV3, BENV3 and BENV4 as well as paragraphs 56, 109 and 132 of the NPPF.

2. The proposed vehicular access onto the unclassified road through High Startforth would lead to intensification in vehicular traffic use of a substandard carriageway and junction with the B6277. This would be likely to increase the risk of accidents for all highway users, resulting in a significant adverse effect on highway safety. Thus, the proposal would conflict with Teesdale Local Plan Policy GD1 (Q) and NPPF paragraph 32 in respect of adequate and safe access.

3. In the absence of an appropriate Agreement or Undertaking to provide affordable housing and open space provision/contributions it cannot be said the proposal makes adequate provision for affordable housing or open space provision to comply with Teesdale Local Plan Policies H1A and H14 and NPPF paragraphs 50 and 73.

**Recommendation** – That the information be noted.

All applications can be viewed on line via Durham County Council's Planning Application System:  
<http://publicaccess.durham.gov.uk/online-applications/>