

**BARNARD CASTLE TOWN COUNCIL  
PLANNING COMMITTEE  
7 SEPTEMBER 2015**

**PRESENT:** Councillor Harrison (in the Chair); Councillors Yarker, Blissett, and Marshall.

**Also in attendance:** Councillor Cooke; One member of the press.

**Officers:** Mr King (Clerk) and Mrs Woodward (Deputy Clerk)

**43. ACCEPTANCE OR OTHERWISE OF APOLOGIES**

Apologies were received from Councillor Kinch due to ill-health.

**Resolved** – That Councillor Kinch's apologies be accepted.

**44. DECLARATIONS OF INTEREST**

In accordance with this Council's adopted Code of Conduct (Minute 72(a)/Sep/12 refers), Members were asked whether they had 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 were reminded that a declaration could be given later in the meeting if a need arose during discussion.

**45. PLANNING COMMITTEE MEETING – 24 AUGUST 2015 – MINUTES**

**Resolved** - That the Minutes be approved as a correct record.

**46. PLANNING APPLICATIONS FOR CONSIDERATION**

The following applications were submitted for consideration:

(i) DM/15/02418/FPA & DM/15/02419/LB – **Teesdale House** – Provision of 3 further no. C3 residential units with associated works.

It was reported that King Street was now anticipated to be closed until 30 September 2015. Members expressed their concern over the lengthy road closure.

It was further noted that a High Court judgement handed down on 31 July 2015, had immediate effect on affordable housing requirements and vacant building credit (*R oao West Berkshire District Council and Reading Borough Council v. Secretary of State for Communities and Local Government*) 2015 EWHC 2222.

**Resolved** – That the Town Council supports the application, albeit with the following comments taken into consideration:

- Concerns over lack of parking provision for proposed dwellings and existing residents.
- Concerns regarding the changes proposed to the Chamber frontage, new windows, roof glazing and doors, in particular the door opening to the side passage and the potential impact of these on the listed building.
- That any development permission should accord with Teesdale Local Plan Policies GD1, BENV4 and H1A; and the recent High Court legal judgement on affordable housing and vacant building credit.

- That, in accordance with Policy H1A, and this being a new residential development of 10 or more dwellings, a sum of money should be allocated to the town council, by way of a Section 106 Agreement, for additional open space/play provision. (Note – this council manages the local play areas).
- Concerns over the lengthy road closure in effect at King Street, which was closed for 8 months and was still ongoing.

(ii) DM/15/02627/LB – **Demesnes Mill Barn Cottage, The Demesnes** – Conversion of attached garage to habitable room including internal and external alterations.

**Resolved** – That the Town Council supports the application.

(iii) DM/15/02593/FPA – **25 Bede Road** – Resubmission of application for the erection of 2 no. dormer windows to the rear.

It was noted that previous application DM/15/00315/FPA was refused planning permission by Durham County Council Planning Authority as the proposed dormer windows by reason of their design and scale would fail to preserve or enhance the character or appearance of the conservation area.

**Resolved** – That the Town Council supports the application.

(iv) DM/15/02552/FPA – **Former Garages Hepworths Yard, Newgate** – Conversion of domestic garages to 1 no. residential dwellings.

**Resolved** – That the Town Council neither supports nor objects to the application, due to a lack of adequate information to make an informed decision. There was apparent lack of clarity surrounding ownership of Hepworth's Yard and whether the owner's permission had been sought and consent obtained.