

**BARNARD CASTLE TOWN COUNCIL
PLANNING COMMITTEE**

6 FEBRUARY 2017

PRESENT: Councillors Harrison (in the Chair), Blissett and Cooke.

Also in attendance: One member of the press.

Officers: Mr King (Town Clerk) and Mrs Woodward (Deputy Clerk).

77. ACCEPTANCE OR OTHERWISE OF APOLOGIES

None

78. DECLARATIONS OF INTEREST

In accordance with this Council's adopted Code of Conduct (Minute 17(b)/May/16 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.

79. PLANNING COMMITTEE MEETING – 16 JANUARY 2017 – MINUTES

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

80. PLANNING APPLICATIONS FOR CONSIDERATION

The following applications were submitted for consideration:

(i) DM/17/00131/FPA – **20 Kirk View** – Single storey rear extensions and pitched roof to the existing garage.

Resolved – That the town council supports the application.

81. PLANNING APPLICATIONS FOR NOTING

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

It was reported that a Landscape and Visual Impact Assessment was commissioned in November 2016 to assess the effects of the proposed works on landscape character and visual amenity. The assessment concluded that the development may compromise views of the historic town from local viewpoints. Within mitigation, effects may be reduced in the long-term, through design development that protects the more sensitive elements and views, including positioning dwellings to avoid impact on key views.

Members were reminded that Planning Committee on 19 September 2016 resolved to object to the application on the grounds of deficiencies in social facilities; lack of local infrastructure; negative impact on views of Barnard Castle Conservation Area, loss of outlook and highways issues (Minute 49(a)/Sept/16 refers).

The Landscape and Visual Impact Assessment did not alter the town council's objections to the outline application on other material planning considerations. Members noted that there was a resolution that in the event that Durham County Council determined to approve the outline application, future applications be referred to full Council for consideration (Minute 49 (b)/Sept/16 refers).

Resolved – That the information be noted.