

**BARNARD CASTLE TOWN COUNCIL
PLANNING COMMITTEE**

3 APRIL 2017

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

Also in attendance: One member of the press.

Officers: Mrs Woodward (Deputy Clerk) and Miss Atkinson (Services Officer).

The Chairman reminded members of the Committee as it was within the pre-election period ('purdah'), the town council must comply with restrictions outlined in Section 2 of the Local Government Act 1986.

82. ACCEPTANCE OR OTHERWISE OF APOLOGIES

None

83. 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.

84. PLANNING COMMITTEE MEETING – 6 FEBRUARY 2017 – MINUTES

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

85. PLANNING APPLICATIONS FOR CONSIDERATION

The following applications were submitted 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.

Members were informed that approval had already been given to convert 40 Galgate into 4 apartments and conversion of store/workshop to rear to form 1 no. dwelling. Vehicle and pedestrian access would be via an existing private lane off Marshall Street.

Resolved – That the town council objects to the application on grounds of highway safety and vehicular access.

86. 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.

Pursuant to Minute 81/Feb/17, it was reported that on 23 March, Durham County Council's Area Planning Committee (South and West) 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 was considered important to the rural character and landscape setting of High Startforth,

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.

In addition, Councillor Blissett informed members that he was attending Durham County Council's Planning Committee on 4 April as Town Mayor, to deliver the town council's resolved position to object to application DM/16/03310/FPA – **162 Dwellings – Land at the East of Deerbolt HMYOI and North of Bowes Road, Startforth** (Council Minute 87/Jan/17 refers).

Resolved – That the information be noted.