

**BARNARD CASTLE TOWN COUNCIL  
SPECIAL COUNCIL MEETING  
(Convened in accordance with Standing Order 4(i)  
and following consultation with the Town Mayor)**

**10 MARCH 2014**

**PRESENT:** Councillor Harrison (Town Mayor) (in the Chair); Councillors Blissett, Cooke Deacon, Mrs Grady, Hinchcliffe, Kinch (Minutes 97 to part of 99), Mrs Moorhouse, Peat, Robinson (Minutes 99 and 100) and Watson.

**Also in attendance:** Forty two members of the public and two members of the press.

**Officers:** Mr King (Town Clerk) and Mrs Plant (Assistant Clerk).

**97. ACCEPTANCE, OR OTHERWISE OF APOLOGIES:** None.

**98. 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, pecuniary 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. There were no declarations of interest at this juncture.

**99. PLANNING APPLICATION - LAND AT GREEN LANE, NORTH OF BARNARD CASTLE SCHOOL**

Submitted - A planning application in respect of the construction of 64 no. residential dwellings with associated garages, parking, roads and infrastructure, landscaping and public open space. A Design and Access Statement had been circulated for Members' information. Councillors Robinson and Watson also provided members with pertinent information in respect of the proposed development and had made a number of recommendations.

Members of the public were also given the opportunity to raise their concerns in respect of the development.

**Resolved** – That planning application 6/2014/0005/DM be recommended for refusal on the following grounds:-

(a) the proposed development does not accord with Policies 31 and 34 of The County Durham Plan (Pre-Submission Draft Local Plan October 2013) and Policies GD1, H12, H13 and H14 of the Teesdale Local Plan (2002) in that:-

- (i) the affordable housing provision of 5% is unacceptable and should be allocated at 30% in line with other recent residential developments (e.g. 6/2012/0047/DM) or to be no less than the recommended 15%;
- (ii) the proposed mix of dwellings does not meet the specific needs of the disabled or elderly, i.e. there should be a provision of bungalow/level access flats; and
- (iii) the proposed use of a three-story house type within the development is not in keeping with the adjacent residential developments.

(b) not enough consideration has been given to water management. The existing drainage system does not have sufficient capacity to cope with the developments' anticipated foul and surface drainage water, as noted in the submitted Flood Risk

Assessment, and this puts adjacent properties at risk. In addition, no reference is made to Durham County Council's Strategic Flood Risk Assessment or Policy 46 of The County Durham Plan (Pre-Submission Draft Local Plan October 2013). This recognises that there is a flood surface water risk in the immediate area.

(c) the submitted Transport Statement is considered dismissive. It is apparent that no actual traffic survey has been carried out in the area that would highlight the current major issues with the road network. The proposed development will exacerbate the problem and the developers should have recognised Policies 48 and 49 of The County Durham Plan (Pre-Submission Draft Local Plan October 2013). In addition, the town council is concerned, in respect of the fact that, whilst comments submitted by Durham County Council's Principal Engineer for Highways Development Management regarding the proposed development made reference to Green Lane CofE Primary School's entrance on Dale Road, no recognition has been given to the fact that the Green Lane Nursery and Childcare Centre and High Force Education teacher training centre both share an entrance on Green Lane and the impact that these facilities, accessed from this location has on the general traffic issues in the area.

(d) the Ecology Report is considered insufficient. There has been no protected species survey undertaken in respect of bats, badgers etc.

(e) that there is no Heritage Statement supplied with the overall planning application documentation.

(f) that, if the planning officer is minded to contradict the town council's recommendations above, the town council requests that the matter be put before a Planning Committee and that a venue in Barnard Castle should be chosen for such meeting to deliberate the proposed planning application, so that local residents can attend without any transport difficulties.

#### **100. BARNARD CASTLE'S WEDNESDAY MARKET – TENDER UPDATE**

Pursuant to Minute 49/Sep/13, it was reported that Durham County Council had published a revised invitation to tender for the concessionary operation of Barnard Castle's Wednesday market on 28 February and that tenders had to be returned by noon on 14 March. The terms were outlined.

Discussion ensued and it was considered that the town council should submit a suitable tender to operate the market and endeavour to speak to market stall holders as to how they would like to see the market develop with a new operator.

**Resolved** – (a) That the Clerk, in consultation with the Chair and Vice-Chair of the Resources Committee, draw-up and submit a suitable tender in respect of the town council operating Barnard Castle's Wednesday market; and  
(b) That the Clerk endeavour to speak to market stall holders prior to the submission of the tender.