

**BARNARD CASTLE TOWN COUNCIL
SPECIAL COUNCIL MEETING
2 MARCH 2015**

PRESENT: Councillor Blissett (Town Mayor) (in the Chair); Councillors Kinch, Cooke, Mrs Grady, Harrison, Marshall, Mrs Moorhouse, Peat and Yarker.

Also in attendance: Eleven members of the public, two representatives of the Fire Service and two members of the press.

Officers: Mr King (Town Clerk), Mrs Woodward (Deputy Clerk)

105. ACCEPTANCE, OR OTHERWISE OF APOLOGIES

Apologies were received from Cllrs Robinson, Deacon and Hinchcliffe.

Resolved – That Cllrs Robinson's, Deacon's and Hinchcliffe's apologies be accepted.

106. 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 that point of the meeting. Members were reminded that a declaration could be given later in the meeting if a need had arisen during discussion.

No declarations were made.

107. PLANNING APPLICATION – FIRE STATION, WILSON STREET

Received – a report considering the town council's response as consultee to the submitted planning application DM/15/00352/FPA & DM/15/00353/LB by the County Durham and Darlington Fire and Rescue Service, Fire Station, Wilson Street, for the demolition of the existing fire station and storage building, making good of the listed wall and the erection of a Quad Emergency Services Building, with associated training yard, car parking and access.

It was noted that the town council had previously resolved in favour of the 'Quad Hub' in principle but against its location in Wilson Street (Minute 82/Nov/14 refers).

The public and representatives of the Fire Service were invited to contribute to the discussion.

Resolved – That the Town Council object to the planning application on the grounds that it conflicts with the following relevant policies of the Teesdale Local Plan (2002), as the substantive, extant development plan for Barnard Castle:

GD1: The development, specifically with regard the form, mass, scale, layout, density and materials of the three-story accommodation block, is not in keeping with the character and appearance of the area.

By expanding the uses and intensity of use of the existing fire station, the development would disturb and conflict with adjoining, residential, uses and, in particular, it would generate unacceptable levels of traffic on the local road network through increased operational, servicing and visitor traffic movements.

ENV4: The proposed development falls within the area of the Bowes Museum Gardens,

designated under this policy. The development is incompatible with existing uses already within the area due to the siting, design, scale and materials, which are unsympathetic to the existing character of the area.

BENV3: Due to the prominence and visibility of the site, in proximity to the Bowes Museum, which is Grade II listed, this development would adversely affect the character of the listed building and its setting and, as such, should not be permitted.

ECON4: By expanding the uses and intensity of use of the existing fire station, this development constitutes a business use within a residential areas which should not be permitted due to the unreasonable harm to the amenities of nearby residents (specifically residents of Wilson Street, Crook Lane and Dawson Road) and of the character of the area represented by the scale and intensity of the proposed use, particularly with reference to operational, servicing and visitor traffic movements.

In addition, the Town Council strongly recommended the following before determination:

(a) That a more thorough traffic survey is carried out. 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, particularly around the Dawson Road and Zetland Street junction. The impact of additional traffic at peak times when the scout hut is in use and funerals are taking place at the cemetery also needs to be closely assessed.

(b) That the storage of diesel in an underground fuel tank be thoroughly investigated with regard to the creation of smells and fumes; to the storage and handling of hazardous materials and to the practicality of a fuel bowser (tanker) delivering diesel in a confined residential area.

(c) If planning officers be minded to dismiss the town council's objections, that the town council requests 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.

108. NORTH EAST COMBINED AUTHORITY (NECA) – DEVOLUTION PROPOSALS

Received – a draft document outlining information about initial proposals as starting point for negotiations with the government to obtain powers, funding and responsibilities to the North East.

Resolved – That Councillor Kinch be nominated to attend the consultation event and speak on behalf of the town council in Durham on 17 March.