

Meeting of the **PLANNING COMMITTEE** of the Teesdale District Council
held at Teesdale House, Galgate, Barnard Castle on
WEDNESDAY 9 JULY 2008 at 5.30 pm

PRESENT:

Chairman: Councillor P Hughes

Councillors:

| | |
|------------|---------------|
| M Bolden | GM Richardson |
| AJ Cooke | GK Robinson |
| O Hedley | KP Ryman |
| KJ Hodgson | PLStubbs |
| D Metcalfe | JR Watson |
| DH Reed | |

Apologies of Absence:

Apologies for absence were received from Councillors RA Bell and MJ Clarke.

Also present: Councillor PM Charlton

Officers in attendance:

| | |
|------------|-----------------------------|
| C Colling | Planning Officer |
| M Gibson | Planning Officer |
| DM Roberts | Democratic Services Manager |
| R Staley | Planning Technician |

7 ITEMS OF URGENT BUSINESS

There were no items of urgent business

8 DECLARATIONS OF INTEREST

There were no declarations of interest.

9 MINUTES

The minutes of the meeting held on 12 June 2008, as circulated to members, were confirmed as a correct record and signed by the Chairman

10 PLANNING ADVISORY PANEL

Gainford 6/08/180/DM

Extensions to provide porch and conservatory and conversion of garage to create additional bedroom (part retrospective) at 5 Waters End

Note: As part of the decision making process at the meeting and in accordance with the Council's scheme of public speaking at planning committees, the Committee was addressed by Mr J Lavender, an objector, and Mr R Peat, on behalf of the applicant.

Note: Prior to the following resolution being agreed it was moved and seconded that planning permission be granted subject to the conditions contained in the committee report; this motion was lost.

RESOLVED:

a. That Full Planning Permission be refused for the following reason:

The proposed development would not protect or enhance the conservation area, contrary to Policy BENV4 of the Teesdale Local Plan.

b. That, in light of the decision to refuse planning permission, appropriate enforcement action be approved

11 PLANNING APPLICATIONS

i Middleton in Teesdale 6/08/200/DM

Change of use from Visitor Centre/Museum to Rural Community Support Centre including offices, young people's drop-in, meeting/training facilities and social events. The facilities would be for multi-agency use including CAB, TDC etc. This would include using a shop window for advertising by a sponsor (estate agent) and possibly a future licensing application at 9 - 11 Chapel Row

RESOLVED: That further consideration of the application be deferred pending a site visit.

ii Lunedale 6/08/193/DM

External alteration & change of use from farmhouse to bed & breakfast accommodation (retrospective) at Stakehill Farm, Off Rigg Lane, Thringarth

Note: As part of the decision making process at the meeting and in accordance with the Council's scheme of public speaking at planning committees, the Committee was addressed by Mr Irving, on behalf of the applicant.

RESOLVED: That Full Planning Permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority.

3. The change of use shall not take place until the cow shed/byre on the front elevation has been removed in its entirety and all demolition materials have been removed from the application site.

iii Windmill 6/08/197/DM

General purpose livestock building (retrospective) at Mill House Farm

Note: As part of the decision making process at the meeting and in accordance with the Council's scheme of public speaking at planning committees, the Committee was addressed by Mr R Parker, an objector, and by Mrs J Sewell, on behalf of the applicant.

RESOLVED:

That further consideration of the application be deferred pending a site visit.

iv Barnard Castle 6/08/148/DM

Installation of temporary Vision Information Point [VIP] at Central Reservation, Galgate

Note: As part of the decision making process at the meeting and in accordance with the Council's scheme of public speaking at planning committees, the Committee was addressed by the applicant (Dr Anne Allen).

Note: At this point, having become aware of the involvement of a close relative in the development of the vision information point, Councillor AJ Cooke declared a prejudicial interest in the application and did not take part in the debate or vote thereon.

RESOLVED: That Full Planning Permission be granted subject to the following condition:

The building(s) and other works hereby approved - unless an application for planning permission to renew the consent or permanent permission has previously been made to and approved in writing by the Local Planning Authority - shall be removed on or before 9th July 2010 and the land reinstated to its former condition on or before 9th August 2010 in accordance with a scheme of works which shall first be submitted to and approved in writing by the Local Planning Authority.

12 TREE PRESERVATION ORDERS

(i) Marland Lodge, Eggleston

A provisional Tree Preservation Order had been made, under delegated authority, on 6 February 2008 in respect of an over mature sycamore located to the side/rear of the above property. If the Order was to remain in force beyond 6 August 2008 then it needed to be confirmed by the Committee. Having submitted an objection to the Order, the landowner, Mr S Haley, was afforded an opportunity to

address the Committee on reasons why the tree should be felled. The landowner had commissioned a report on the condition of the tree and members were also made aware of the views contained in a report from an arborist commissioned by the Council. This report made a number of recommendations with regard to the tree but concluded that, taking all information into account, the tree should be retained, protected and monitored.

RESOLVED:

That the Tree Preservation Order be confirmed

(ii) Edleston House West, Gainford

Note: As part of the decision making process at the meeting, the Committee was addressed by the landowner (Mr R Gange).

RESOLVED:

That further consideration of this matter be deferred pending a site visit.

The meeting closed at 7:30pm

CHAIRMAN