

Meeting of the **PLANNING COMMITTEE** of the Teesdale District Council
held at Teesdale House, Galgate, Barnard Castle on
WEDNESDAY 29 OCTOBER 2008 at 5.30 pm

PRESENT:

Chairman: Councillor P Hughes

Councillors:

RA Bell	DH Reed
M Bolden	GM Richardson
MJ Clark	GK Robinson
AJ Cooke	WHT Salvin
O Hedley	JR Watson
KJ Hodgson	

Apologies of Absence:

Apologies for absence were received from Councillors D Metcalfe, KP Ryman and PL Stubbs

Officers in attendance:

E Hall	Interim Development Control Manager
DM Roberts	Democratic Services Manager
C Colling	Planning Officer
SJ Porter	Planning Enforcement Officer

30 ITEMS OF URGENT BUSINESS

There were no items of urgent business.

31 DECLARATIONS OF INTEREST

There were no declarations of interest.

32 MINUTES

The minutes of the meeting held on 1 October 2008, as circulated to members, were confirmed as a correct record and signed by the Chairman.

33 PLANNING APPLICATIONS

(i) Stainton & Streatlam 6/05/488/DM

Revision of wording to condition A of planning permission granted August 2006 – Use of land as ‘show field’ for up to 56 days per year at Streatlam Farm

RESOLVED:

That the revised provisions of Condition A of the grant of planning permission 6/05/488/DM with regard to the terms and conditions of the corresponding s.106 Planning Obligation Agreement for the change of use of land at Streatlam Farm, Stainton to a ‘show field’ on 56 days of each calendar year, to allow for amplified music to be used on fairground rides and/or other show events, be approved.

(ii) Mickleton 6/08/303/DM

Conversion of barn and byre to dwelling house, including extension and demolition works, formation of new access and erection of garage at West Barn

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. Notwithstanding the information shown on the submitted application, full details of all materials to be used externally and the standard of their finish shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development, and thereafter the development shall be carried out in accordance with the approved details.
3. A sample panel of stonework of minimum size one metre by one metre shall be constructed at the site, approved in writing by the Local Planning Authority prior to commencement of walling works and thereafter retained until completion of the development hereby approved. All stonework relating to the development hereby approved shall match the approved sample panel of stonework.
4. All windows and doors shall be constructed in timber. The windows shall be recessed a minimum of 75mm into openings.
5. Before the development hereby approved is commenced, details of the surface treatment and construction of all hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the agreed details.
6. Notwithstanding the information shown on the submitted application, no development shall commence until full details of the height, siting, appearance and construction of all means of enclosure to be erected on site have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the agreed details.
7. Notwithstanding the provisions of Article 3 and Classes A, B, C, D, E, F, G, H of Part 1 and Classes A and C of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) none of the categories of development described therein shall be carried out on site without an application for planning permission having first been made to and approved in writing by the Local Planning Authority.
8. No development shall take place unless, in accordance with the mitigation detailed within the protected species report '*Bat and Bran Owl Surveys for Outbuildings at West Barn, Mickleton dated June 2008, author Veronica Howard*' including, but not restricted to

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adherence to timing and spatial restrictions; provision of mitigation in advance; adherence to precautionary working methods.

9. Precise details of the construction of the sunroom shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.
10. Precise details of all sections of glazed roof, including rooflights, shall be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of the development.
11. Prior to the commencement of the development precise details of the proposed flue, including the colour, shall be submitted to and agreed in writing with the Local Planning Authority.
12. The first floor en-suite bathroom window in the eastern gable of the barn shall be frosted/opaque, and shall remain so unless the further written permission of the Local Planning Authority has been obtained.
13. No windows or doors shall be inserted until full joinery details of all windows and doors, including sections at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details.

Informative

Planning permission does not absolve you from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B and C of the Circular 06/2005.

You may need to obtain a Natural England licence prior to the commencement of works. Your ecologist should advise you in respect of this issue.

The access must be constructed in accordance with the requirements of Section 184(3) of the Highways Act 1980. You must contact the Area Engineer, Southern Area, Etherley Lane, Bishop Auckland, DL14 6UQ, telephone 01388 602028 in this regard.

(iii) Mickleton 6/08/308/DM/LB

Listed Building consent for conversion of barn and byre to dwelling house, including extension and demolition works, at West Barn

RESOLVED:

That Listed Building Consent 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. Notwithstanding the information shown on the submitted application, full details of all materials to be used externally and the standard of their finish shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development, and

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thereafter the development shall be carried out in accordance with the approved details.

3. A sample panel of stonework of minimum size one metre by one metre shall be constructed at the site, approved in writing by the Local Planning Authority prior to commencement of walling works and thereafter retained until completion of the development hereby approved. All stonework relating to the development hereby approved shall match the approved sample panel of stonework.
4. All windows and doors shall be constructed in timber. The windows shall be recessed a minimum of 75mm into openings.
5. Before the development hereby approved is commenced, details of the surface treatment and construction of all hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the agreed details.
6. Notwithstanding the information shown on the submitted application, no development shall commence until full details of the height, siting, appearance and construction of all means of enclosure to be erected on site have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the agreed details.
7. Precise details of all sections of glazed roof, including rooflights, shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.
8. Prior to the commencement of the development precise details of the proposed flue, including the colour, shall be submitted to and agreed in writing with the Local Planning Authority.
9. No windows or doors shall be inserted until full joinery details of all windows and doors, including sections at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with those details.
10. Precise details of the construction of the sunroom shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development.

The meeting closed at 7.35pm

CHAIRMAN