

Meeting of the **PLANNING COMMITTEE** of the Teesdale District Council  
held at Teesdale House, Galgate, Barnard Castle on  
**WEDNESDAY 2 APRIL 2008 at 5.30 pm**

**PRESENT:**

**Chairman:** Councillor P Hughes

**Councillors:**

M Bolden	KP Ryman
AJ Cooke	JM Salter
O Hedley	WHT Salvin
D Metcalfe	PLStubbs
GK Robinson	JR Watson

Apologies for absence were received from Councillors KJ Hodgson, D Reed and GM Richardson.

**Also in attendance: Councillor PM Charlton**

**Officers in attendance:**

T Watson	Director of Regeneration
M Gibson	Planning Officer
C Colling	Planning Officer
D Roberts	Democratic Services Manager

**52 ITEMS OF URGENT BUSINESS**

There were no items of urgent business.

**53 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**54 MINUTES**

The minutes of the meeting held on 6 February 2008, as circulated to members, were confirmed as a correct record and signed by the Chairman.

**55 PLANNING APPLICATIONS**

**i Evenwood & Barony 6/08/86/DM**

Erection of detached house in part garden area of Brookside Hall, Evenwood

*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 S Bainbridge, on behalf of objectors (Mr and Mrs Stout) and by Mr AS Hugill (Chair of Evenwood & Barony Parish Council, who also objected to the application).*

**RESOLVED:**

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

**ii Staindrop 6/08/62/DM and 6/08/63/DM/LB**

Formation of pedestrian access/gate in existing boundary wall to front and erection of 1.8m high boundary wall along the new curtilage between 22 & 21 North Green, at Grove House, 22 North Green; also Listed Building Consent for the erection of 1.8m high boundary wall

**RESOLVED:**

**a. 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. 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.
3. Notwithstanding the information shown on the submitted application, full details of all materials to be used in the wall and associated gate and the standard of their finish shall be submitted in scale drawings of 1:20 to the Local Planning Authority and approved in writing prior to commencement of the development, and thereafter the development shall be carried out in accordance with the approved details.

**b. 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. 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.
3. Notwithstanding the information shown on the submitted application, full details of all materials to be used in the wall and associated gate and the standard of their finish shall be submitted in scale drawings of 1:20 to the Local Planning Authority and approved in writing prior to

commencement of the development, and thereafter the development shall be carried out in accordance with the approved details.

**iii. Eggleston 6/08/34/DM**

Construction of duck pond (retrospective) at land to south-west of Marland Lodge

*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 Mrs E Hamm, applicant.*

**RESOLVED:**

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

1. The permission hereby granted relates only to the plans and specifications submitted with the application.
2. Precise details of the construction of the pond, including the laying of the liner, installation of pumping equipment, planting schedule and the water level must be submitted to and agreed in writing with the Local Planning Authority, within two months from the date of this permission. The development shall then be carried out in accordance with these details.
3. Prior to any further works being carried out on the site a scheme of base planting to the fencing around the duck pond shall be submitted to and agreed in writing with the Local Planning Authority. The planting shall then be carried out in accordance with these details.
4. Before any further work is carried out on the site, the footpath as shown on plan MA1 shall be provided and retained thereafter.

**iv. Barnard Castle 6/08/26/DM**

**Office extension and alterations to doors on the main sports hall at Teesdale Leisure Centre, Strathmore Road**

**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, the materials used in the construction of the external surfaces of the extension hereby approved shall closely match in colour, texture and appearance those of the existing building of which the extension will form part.

**v. Cotherstone 6/08/71/DM**

**Replacement of existing white timber conservatory with hardwood conservatory at 4 Gilmour Garth**

***RESOLVED:***

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

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**56 TREE PRESERVATION ORDER**

**6 Front Street (Central Buildings), Staindrop**

A provisional Tree Preservation Order had been made, under delegated authority, on 31 October 2007 in respect of two trees (a semi mature plum tree and a mature multi stemmed willow tree) to the side/rear of 6 Front Street (The Shambles), Staindrop. Two representations were subsequently received alleging that the trees were causing damage to the adjacent property. It was considered, however, that insufficient evidence of this had been provided. The trees had since been surveyed by Durham County Council's Arboricultural Officer, who advised that they should be retained, although some pruning and tidying works were recommended. The trees were considered to enhance the area and were of a high amenity, environmental and aesthetic value, rendering them worthy of protection.

***RESOLVED:***

**That the Tree Preservation Order be confirmed.**

The meeting closed at 6.15pm

**CHAIRMAN**