

Meeting of the **PLANNING COMMITTEE** of the Teesdale District Council
held at Teesdale House, Galgate, Barnard Castle on
THURSDAY 12 JUNE 2008 at 5.30 pm

PRESENT:

Chairman: Councillor P Hughes

Councillors:

| | |
|------------|---------------|
| RA Bell | GM Richardson |
| M Bolden | GK Robinson |
| AJ Cooke | KP Ryman |
| O Hedley | JM Salter |
| KJ Hodgson | WHT Salvin |
| D Metcalfe | PLStubbs |
| DH Reed | |

Apologies of Absence:

There were no apologies received.

Also present: Councillor PM Charlton

Officers in attendance:

| | |
|------------|-------------------------------------|
| E Hall | Interim Development Control Manager |
| C Colling | Planning Officer |
| M Gibson | Planning Officer |
| S Porter | Planning Enforcement Officer |
| G Robinson | Democratic Services Officer |

1 APPOINTMENT OF CHAIRMAN 2008/09

That Councillor P Hughes be appointed as Chair for the ensuing year, 2008/09

The newly appointed Chairman took the Chair

2 APPOINTMENT OF VICE-CHAIRMAN 2008/09

That Councillor PL Stubbs be appointed as Chair for the ensuing year, 2008/09

Councillor P Hughes introduced Elspeth Hall, who recently joined the authority as Interim Development Control Manager following the departure of Maria Ferguson.

3 ITEMS OF URGENT BUSINESS

There were no items of urgent business

4 DECLARATIONS OF INTEREST

Councillor WHT Salvin declared a personal interest in Item 6 (iii): Planning Applications, Gainford

5 MINUTES

The minutes of the meeting held on 30 April 2008, as circulated to members, were confirmed as a correct record and signed by the Chairman

6 PLANNING APPLICATIONS

i Marwood 6/08/170/DM

Erection of external wood pellet silo container for biomass boiler at Teesdale Sports Centre, Strathmore Road, Barnard Castle

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.

ii Boldron 6/08/146/DM

Demolition of existing dwelling and detached garage and erection of 2 no. new semi-detached houses and garages at The Bungalow

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. 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.

iii 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 Lavendar (an objector).

RESOLVED:

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

iv Startforth 6/08/122/DM

Provision of cemetery extension at land at rear of Holy Trinity Church, (404712 515979)

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

1. The base of all burial pits on site must maintain a minimum of one metre above the highest natural water table. (Any variability of the water table should be taken into account).
2. There shall be no burials within 250 metres of any well, spring or borehole from which a potable water supply is drawn.
3. There shall be no burial within 10 metres of a field drain.
4. There shall be no burial within 30 metres from a watercourse or spring.
5. 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 which should be of a stone construction 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.
6. Before the development hereby approved is commenced a scheme of soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Soft landscape works shall include planting plans; written specifications (including where appropriate topsoil depths, cultivation and other operations associated with plant and grass establishment); schedules of plants (noting species, plant sizes and proposed numbers/densities where appropriate; implementation and establishment programme).
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following occupation of the buildings or the completion of the development (whichever is sooner) and any trees or plants which

within a period of 5 years from implementation of the scheme die, are removed, are severely damaged or become seriously diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent for any variation.

8. Before the development hereby approved is commenced, details of the surface treatment and construction of all hardsurfaced 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
9. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

The meeting closed at 6.05pm

CHAIRMAN