

Meeting of the **PLANNING COMMITTEE** of the Teesdale District Council
held at Teesdale House, Galgate, Barnard Castle on
WEDNESDAY 6 AUGUST 2008 at 5.30 pm

PRESENT:

Chairman: Councillor P Hughes

Councillors:

MJ Clarke	GM Richardson
AJ Cooke	GK Robinson
B Harrison	KP Ryman
(substitute for RA Bell)	
O Hedley	WHT Salvin
KJ Hodgson	PLStubbs
D Metcalfe	JR Watson
DH Reed	

Apologies of Absence:

Apologies for absence were received from Councillors RA Bell and M Bolden.

Also present: Councillor K Watson

Officers in attendance:

T Watson	Director of Regeneration
E Hall	Development Control Manager
C Colling	Planning Officer
M Gibson	Planning Officer
DM Roberts	Democratic Services Manager
R Staley	Planning Technician

***Note:** The Chair agreed to vary the order of business on the agenda to allow item 5(i) Planning Applications - Windmill 6/08/256/DM to be considered immediately after item 4(i) Planning Advisory Panel – Middleton in Teesdale 6/08/200/DM*

13 ITEMS OF URGENT BUSINESS

There were no items of urgent business

14 DECLARATIONS OF INTEREST

Being a member of UTASS, Councillor PL Stubbs declared a prejudicial interest in application 6/08/200/DM (Middleton in Teesdale) and left the Council Chamber whilst it was discussed and voted on; as the representative of a neighbouring landowner and the occupier of nearby business premises, Councillor WHT Salvin declared a personal interest in application 6/08/183/DM (Startforth).

15 MINUTES

The minutes of the meeting held on 9 July 2008, as circulated to members, were confirmed as a correct record and signed by the Chairman.

16 PLANNING ADVISORY PANEL

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

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 Wallington, an objector, and by Ms D Sparke (the applicant) and Dr Nainby-Luxmoore, in support of the applicant.

Note: Prior to the following resolution being agreed it was moved and seconded that planning permission be granted subject to the same conditions, save that condition 4 would be as contained in the committee report; this motion was lost.

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 the decision notice unless otherwise firstly approved in writing by the Local Planning Authority.
3. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 1995 (or any revocation and re-enactment of that Order), the premises shall only be used for uses contained within Use Class A2, D1 and D2 of the Town and Country Planning (Use Classes) Order 1987 (or any revocation or re-enactment of that Order), and for no other use without the prior permission of the Local Planning Authority
4. No internally generated noise from any part of the premises shall exceed 5dB(a) above the ambient noise level when measured 1 metre away from the external wall of any noise sensitive location.

5. The use hereby permitted shall not be open to customers or members other than between the hours of 9.00am and 10:00pm every day.
6. Up to 10 individual events per year may be held at the premises with extended opening hours until 12.00 midnight. A record of each event shall be held and made available to the Local Planning Authority on request.
7. The second floor of the premises shall be used as storage and offices by UTASS staff only.

17 PLANNING APPLICATIONS

Evenwood & Barony 6/08/256/DM

Erection of general purpose livestock building at Mill House Farm, Windmill

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, on behalf of objectors, and by Mr A Cuthbertson, 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 certain conditions; this motion was lost.

RESOLVED:

That consideration be deferred pending negotiations on improving the access to the site such that it would be possible for deliveries to take place within the site; officers would also seek to negotiate the relocation of the silo to a more suitable place within the site.

18 PLANNING ADVISORY PANEL

i Evenwood & Barony 6/08/197/DM

General purpose livestock building (retrospective) at Mill House Farm, Windmill

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, on behalf of objectors, and by Mr A Cuthbertson, on behalf of the 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. A scheme for the disposal of surface and foul water shall be submitted to and agreed in writing with the Local Planning Authority within two months of the date of this decision. The scheme shall then be implemented in accordance with those details within two months of approval of the details.
3. Animal waste shall be disposed of in accordance with recognised good agricultural practice.

Note: In accordance with procedure rule 17.6, Councillors O Hedley and GM Richardson requested that they be recorded as having abstained from voting on the motion resulting in the above resolution.

ii Edleston House West, Gainford (Tree Preservation Order)

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

Note: Prior to the following resolution being agreed it was moved and seconded that the Tree Preservation Order be not confirmed; this motion was lost.

RESOLVED:

That the Tree Preservation Order be confirmed and that the landowner be informed that reasonable proposals to manage the trees would be considered through future applications.

19 PLANNING APPLICATIONS

Startforth 6/08/183/DM

Variation of condition 8 of 6/1998/0134/DM to allow all year round use of the caravan park for holiday only purposes at East Lendings Caravan Park, Abbey Lane

Note 1: 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 Hunter and Dr I Ross, on behalf of objectors, and by Ms W Sockett, on behalf of the applicant.

Note 2: Prior to the following resolution being agreed it was moved and seconded that consideration be deferred pending confirmation of whether or not an assessment was required of the impact on protected species that variation of the condition might have; this motion was lost. A further motion, that the condition be varied subject to conditions, was moved and seconded; this motion was also lost.

Note 3: In accordance with procedure rule 17.6, Councillor GK Robinson requested that he be recorded as having voted against the first motion referred to in Note 2; Councillors O Hedley, P Hughes and

GK Robinson requested that they be recorded as having voted for the further motion referred to in Note 2.

Note 4: In accordance with procedure rule 17.5 a recorded vote was required in respect of the motion resulting in the resolution on this application, the result of which was as follows:

For	Against	Abstain
MJ Clarke	O Hedley	WHT Salvin
B Harrison	P Hughes	
GM Richardson	D Reed	
KP Ryman	GK Robinson	
PL Stubbs		
JR Watson		

RESOLVED:

That permission to vary the condition be refused for the following reasons:

1. The access to the site is considered to be inadequate for year round occupation of the site.
2. The proposed change to the closed period of the caravan site would adversely affect the amenities of local residents by reason of the extended period of disturbance, noise and nuisance generated from the caravan park.

The meeting closed at 9:15pm

CHAIRMAN