

Minutes of the Meeting of the **PLANNING COMMITTEE** held in the Four Clocks Centre, Bishop Auckland on **TUESDAY, 19<sup>TH</sup> JANUARY 2016** at 7.45 p.m.

**Present:** Councillor Wilson (Chair) and Councillors Anderson, Fleming and Golightly.

**Also Present:** David Anderson (Town Clerk)

**PL.26/15 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Brownson.

**PL.27/15 DECLARATIONS OF INTEREST**

Councillor Wilson declared an 'other non-registerable personal interest' in respect of application number DM/15/03642/FPA under Item No 4, Planning Applications and took no part in the discussion or voting thereon. Councillor Wilson indicated that he would vacate the chair for the duration of the of the discussion and voting on this item

Councillors L Zair declared a disclosable pecuniary interest in respect of application numbers DM/15/03421/FPA, DM/15/03900/FPA and DM/15/03901/LB, together with an 'other non-registerable personal interest' in respect of application number DM/15/03840/FPA under Item No 4, Planning Applications and withdrew from the room during discussion and voting thereon.

**PL.28/15 PUBLIC PARTICIPATION**

There were no members of the public present.

**PL.29/15 DURHAM COUNTY COUNCIL: PLANNING APPLICATIONS**

Consideration was given to a schedule of planning applications received since the last meeting.

Given that Councillor Wilson had declared an interest in respect of Application Number DM/15/03642/FPA Councillor Anderson chaired the meeting for the duration of the discussion and voting on this item.

Detailed consideration was given to Application No DM/15/03642/FPA, Former St Anne's School, Kingsway.

The former school was located within a conservation area and occupied a prominent position on a major route through the town and was close to the town centre. Members were therefore of the opinion that the building was of importance to the townscape and care needed to be taken when considering any development of the site.

Members were aware that that a previous application to demolish the building had been withdrawn as it was unlikely to gain planning approval due to its location within the conservation area.

The current application made the case that the renovation of the building was not viable due to its condition and therefore proposed its demolition and rebuild in a similar style using reclaimed material. Whilst Members acknowledged that due to the further deterioration of the building, and purely on pragmatic grounds, that course of action seemed the only option available to obtain an outcome which would maintain the character of the original building.

Members therefore offered no objection to the application subject to a number of conditions being included in any planning approval:-

**Signed:** .....  
**Chair**

- Any new building must be in a similar style to the original
- A strict time scale be determined for demolition and redevelopment

The Committee was concerned that insufficient materials would be reclaimed during demolition resulting in a possible amendment being sought at a later date to alter the type of building materials that could be used. Members were therefore of the opinion that a strict condition should be applied on any permission granted that the replacement building must be build of reclaimed or similar materials.

Members also raised concerns regarding the density of the proposed development being extremely high and were therefore of the opinion that the density should be reduced

(Councillor L Zair left the meeting immediately after consideration of Application No DM/15/03642/FPA).

- RESOLVED:**
1. That the Committees views in respect of Application No DM/15/03642/FPA be submitted to Durham County Council.
  2. That the Town Council has no objections to the remainder of the planning applications detailed on the schedule.

**PL.30/15 DURHAM COUNTY COUNCIL – PLANNING DECISIONS**

Consideration was given to schedule of planning decisions that had been determined under delegated authority.

- RESOLVED:** That the schedule be noted.

**Signed:** .....  
**Chair**