DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 23 November 2011 Page

APPLICATION REF. NO:	**11/00245/FUL**
STATUTORY DECISION DATE:	**04/06/11**
WARD/PARISH:	**Heighington and Coniscliffe Ward**
LOCATION:	**Garthorne Farm, Archdeacon Newton, Darlington.**
DESCRIPTION:	**Single Wind Turbine – 67 metres to rotor tip - and sub station, transformer building and access road.**
APPLICANT:	**Mr G Tweddle.**

APPLICATION AND SITE DESCRIPTION

The site is located north-west of the village of Archdeacon Newton, in the Borough of Darlington, within the land lying west of the A1 (M), south-west of junction 58. The land holding is located within a general area of even ground with elevations between 60m – 70m AOD. Other than a few trees along the boundary with Newton Lane, and some scattered planting in the field margins, there is little to affect winds from the prevailing wind direction.

There are various public rights of way in the area, including roads, tracks and footpaths. The closest footpath to the proposed site runs east – west, approximately 337m to the southwest of the proposed turbine. The closest public highway, Newton Lane, is located approximately 207m to the northeast of the proposed turbine.

Land use is predominantly mixed farmland, with features in the landscape including, hedges, cover strips and small trees. Large regular fields are enclosed by low, sometimes gappy hedges. A few woodland blocks and hedgerow trees interrupt the generally open landscape.

The wind turbine will be installed on agricultural land associated with the farm complex and will supply energy for the farm and dairy business.

The proposed development consists of the erection of a single wind turbine to supply the energy needs of the business. The exact make and model cannot be specified at this time so the assessments for this planning application have been based on the proposed turbine, the 500kW EWT Directwind DW54 with a 40m hub and 27 metre blade giving a maximum height of 67 metres. The turbine has a rated output of 500kW, and based on NOABL wind speed data for the proposed site, the turbine is expected to produce in excess of 1,350,000kWh of electricity per

annum based on an average wind speed of 5.5m/s which is enough electricity to power 335 homes. The business currently uses approximately 400,000 kWh of electricity per year.

The applicants have provided details of the business which the turbine will provide electricity for which are summarised as follows :

The farming business extends to over 680 acres at both Garthorne Farm and Hallwith Farm in Wensleydale, milking approximately 350 cows. The farming business has heavily invested in the environment and has built up an integrated approach to organic farming with the environment.

The business processes all milk from the home farm and buys milk from 4 other local farms and in doing so supplies a wide range of organic and non-organic products to add to its core products of milk and cream. The business is now a major employer in the rural economy, employing 21 full time and 10 part time staff excluding the 4 directors who actively work within the business.

The proposed turbine will support and strengthen the Applicants existing business operation by providing renewable energy to power the existing business operations with spare capacity to meet future demands and expansion of the business, which will include the incorporation of electric vehicles for the doorstep milk deliveries.

The proposed turbine will be a buffer against rising energy prices, providing the business with an alternative source of electricity with any excess power being sold into the grid for use locally. The business currently uses approximately 400,000 kWh of electricity per year. Spare capacity produced by the wind turbine will allow for future expansion and increases in the businesses demand for power.

PLANNING HISTORY

The only previous planning application relating to this site relates to the anemometry mast currently located near to the proposed turbine location – 10/00589/FUL. This was granted permission for a temporary period in October 2010.

Pre application discussions took place with the applicants prior to the current application being submitted. Design and location of a proposes turbine were discussed and officers expressed a preference for an alternative site, originally suggested by the applicants but later discounted on access and local visual impact grounds.

PLANNING POLICY BACKGROUND

National Guidance.

Planning Policy Statement 1: Delivering Sustainable Development PPS1 sets out the Governments overarching planning policies on the delivery of sustainable development through the planning System. In addition there is a supplement entitled Planning and Climate Change which sets out how planning should contribute to reducing emissions and stabilising climate change.

Planning Policy Statement 7 Sustainable Development in Rural Areas (PPS7) sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

Planning Policy Statement 22 – Renewable Energy (PPS22) sets out the Government's policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions. Also the Companion Guide: Planning for Renewable Energy.

Planning Policy Guidance 24 – Planning and Noise (PPG24) guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.

The Local Development Plan – the adopted Darlington Local Development Framework Core Strategy.

RESULTS OF CONSULTATION AND PUBLICITY

This proposal has attracted much attention from local residents and third party consultees, as well as other members of the public residing away from the application site locality.

There have a number of **objections** to the proposal from **local members of the public** which have taken the form of 9 individual letters and E Mails and 7 signed pro forma letters.

The issues raised by objectors include :

- Roads to the site not suitable for large scale development.
- Impact on Walworth Castle and nearby medieval village
- Will be visible from the North York Moors National Park
- Wind turbines are not efficient
- Precedent may be set for others nearby if approved
- Impact on horse riders on nearby bridleways.
- Locality has a number of footpaths which are well used by walkers.
- Noise impact both audible and low frequency will affect nearby properties.
- Property values will fall.
- Visual impact will be considerable – lower the height as it does not need to be this big to supply the farm.
- Other forms of renewable energy should be used that are less visually intrusive.
- View of turbine will distract drivers on nearby roads.
- Possible interference with TV and mobile phones.
- Danger to aircraft using nearby airport .
- Visual impact on West Park.

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- Detrimental impact on health from sleep depravation and shadow flicker.
- Impact on bats, birds and other wildlife.
- There will be an unacceptable increase in traffic on local roads.
- Wind turbines are inefficient – often not operating for extended periods.

- There are alternative renewable generation options which are less visually intrusive.
- Loss of agricultural land.
- Walkers and horse riders will be affected by the visual impact of the wind turbines.

There have been a number of letters and E Mails of **support** for the proposal from **members of the public and customers** of the applicant within Darlington and other towns and villages both within and outside the Borough. These took the form of 58 individual letters and Emails and 5 anonymous E Mails.

The issues raised by supporters include :

- Will follow the applicants green credentials
- Will not intrude into landscape
- Will produce excess electricity back into the grid which will help climate change
- Green and cheap renewable energy to be supported.
- Helps slow down climate change – less pollution – better than coal and nuclear
- Helps meet renewable energy targets
- Not as noisy as people think
- Will help a local employer reduce costs

A number of **Parish Councils** were consulted and the following **objected** to the proposed development :

- Walworth
- High Coniscliffe
- Denton
- Archdeacon Newton
- Coatham Mundeville

Reasons for objecting include :

- Visually dominate the local landscape
- Turbine will not generate to full capacity much of the time
- If mast was only given temporary permission, why should this proposal be any different
- Turbines are not efficient generators
- Impacts from noise and shadow flicker.
- Horses will be affected on nearby bridle way.
- Turbine height too big for the applicant's needs
- Precedent will be set for similar proposals nearby if approved
- Impact of proposal on – wildlife, property values, Walworth Castle, noise disturbance to local residents.

Low Coniscliffe and Merrybent Parish Council raised no objections.

Other consultees have commented as follows :

Ministry of Defence – No objections

Northumbrian Water – No objections

Durham Tees Valley Airport – No objections subject to conditions.

Highways Engineer - No objections subject to conditions.

Highways Agency - No objections subject to conditions.

Natural England – No objections

Ramblers Association – No objection

Darlington Friends of the Earth – Support the proposal as it is in accordance with the Government's climate change agenda and policies towards reducing carbon emissions. FOE will actively support and publicise the applicant's ambitions to promote the use of renewable energy.

English Heritage – No objections; no direct impact on any asset for which they have a remit.

Campaign to Protect Rural England – Object on grounds of the unacceptable visual impact the development will have on the character of the local landscape.

County Archaeologist – No objections subject to appropriate conditions being attached to any permission granted.

Environmental Health – Recommends conditions to mitigate the effects of any potential for noise nuisance or shadow flicker.

PLANNING ISSUES

In considering a planning application for a single wind turbine of the size proposed – 67 metres to blade tip – many of the issues raised by larger scale wind farms remain relevant, but because of the smaller scale, their level of impact is correspondingly reduced.

In this instance the impact of the proposal on the operations of the Durham Tees Valley Airport is limited and can be satisfactorily mitigated by a planning condition, which has been agreed with the airport operators.

Similarly the likely impacts of noise and shadow flicker on local residents are considerably reduced and can again in this case be satisfactorily mitigated by condition.
Our Environmental Health Officer, in association with the applicant's noise consultant, concluded that the noise level at the nearest residential receptor will comply with the noise limit recommended in ETSU –R – 97 for a single turbine. Appropriate conditions are suggested at the end of this report to secure the above and any likely problems associated with Amplitude Modulation.

Regarding potential for shadow flicker, PPS22 states that effects are more likely to occur within ten rotor diameters (540 metres in this case) 130 degrees either side of north. Two properties have been identified as possibly likely to suffer from shadow flicker for limited periods (although one is just outside the ten rotor blade limit). As is customary in these situations, equipment within the turbine can be programmed to stop it rotating when these known and predictable conditions prevail. These mitigation measures can be secured via the imposition of an appropriate planning condition.

Other issues such as impact on Historic Assets, Archaeology, Ecology and highway implications are not considered to present problems with third party consultees, as noted above.

Other relevant issues raised by objectors not covered by consultees may be addressed as follows :

Efficiency of turbines – National advice indicates that this issue and viability are not ones that planning decisions can take into account; they are purely matters for the applicants to consider.

Precedent – Each application will be considered on its own merits, in particular the cumulative impact of additional turbines being proposed. This proposal is the first in this locality.

Impact on horse riders – although not formal National Policy, the British Horse Society's advice that 200 metres separation be the minimum between horse riding routes and turbines is exceeded in this instance.

Property values are not an issues considered to be a material planning matter.

Other forms of renewable energy generation are available but may not be commercially viable and not a planning matter.

As is the case with most wind turbine applications however, the main issue of concern for local residents and others with an interest in this development is its visual impact on the landscape.

The applicants have provided a comprehensive landscape and visual appraisal which analyses the likely visual impact of the development from a variety of viewpoints at varying distances from the proposed turbine.

Because of the limited height of the proposal (67 metres as opposed to 125 metres for full size turbines) the visual impact of the proposal is restricted to locations relatively close by. Advice from Durham County Council landscape officers suggested that in this instance impacts beyond 5 km are unlikely to be significant given the nature of the surrounding area. Therefore viewpoints and photo montages are from a maximum distance of just over 2 km from the turbine.

These images give an insight into the likely impacts of the proposal from a variety of receptor locations such as dwellings, public rights of way and settlements. It can be seen from these images that the proposed turbine will appear as only a small feature in the landscape at the 2 km distance and a slightly larger feature around the 1 km distance.

It is only when the viewing distance comes to within 1 – 0.5 km that the turbine becomes a significant feature in the landscape. There are a variety of public viewpoints within this area and the closest dwelling, Cuckoo House is about 500 metres from the turbine location.

A commonly used guideline to assess visual impacts on dwellings is to use a figure of 5 x turbine height (in this case 335 metres) as a proxy for the threshold at which it is expected that impacts would start becoming acute.

It is considered therefore that whilst the proposal lies close to a number of residential properties, they are at sufficient distances that they should not have an overwhelming impact on the visual amenity of residents.

The greatest visual impact will be to users of the public rights of way in the locality. Submitted photo montages clearly show that there will be a major impact on the local landscape where currently there are few vertical features.

An assessment has to be made as to whether the major impacts that will be imposed upon these receptors are sufficient to outweigh the benefits to accrue from the development in terms of renewable energy production.

In support of his proposal the applicant has submitted information explaining the reason why the size of the turbine is greater than is necessary to support the current farm operation and this is summarised below :

Acorn Dairy's electric usage in the year to April 2011 totaled 400,000kWh, however this is a growing business and budgeted use for the year to April 2012 is 430,000kWh. This pattern of increasing electric use is evident from looking at past electric bills which have shown a steady increase ever since the dairy started. Increasing sales and therefore production time is not the only factor leading to increased electric consumption. Acorn Dairy are closely watching the electric vehicle market and also electrifying the steam production process. These two future investments are key to reducing the businesses carbon foot print and need to be factored into all investment, including the wind turbine.

Acorn Dairy currently use diesel to generate steam for production purposes. When the existing diesel boiler is replaced with an electric version, this will save approximately 52,000L of diesel per year and increase electric use by 416,000kWh. Working with Smith Electric vehicles Acorn are planning on replacing the fleet of transit vans with Edison electric vehicles this is expected to save 62,400L of road diesel per year but electric consumption will increase by 176,139 kWh.

These two planned future investments will increase Acorn's electric requirement to 1,022,139kWh per annum.

When carrying out any form of investment it is prudent to ensure spare capacity is provided to allow for expansion. Only the proposed turbine model is capable of providing this growing room. Due to its longer blade length it is also the most efficient turbine on the list and the quietest.

The Enercon is a noisier turbine and is unlikely to be acceptable at this location due to the proximity of Cuckoo House. The proposed EWT turbine is acceptable in this location in terms of noise, subject to conditions being attached to any planning permission granted. The proposed turbine therefore has less impact on residential amenity. The EWT is also more efficient than the Enercon 330kW and, even at a similar height and landscape impact, will have a much greater output.

The 2 bladed Vergnet and Wes turbines closely match existing usage but do not offset the carbon footprint of the business. Furthermore, the Vergnet is actually taller than either the EWT or Enercon. The Wes turbine would not allow for the expansion of the business and would therefore not be a justifiable investment. Additionally both machines could be considered to be old technology, using gearboxes in the machine design, this is a point of mechanical weakness but also a source of mechanical noise.

During our conversation 40m to tip height was suggested. The 100kW Northwind (although the tip is 0.5m over what has been suggested) has been considered, however this turbine only contributes around half the electricity and less than half the carbon footprint of the existing farm – not including the future expansion plans, negating this contribution to this expanding rural business. Additionally the Northwind is actually noisier than the proposed EWT turbine and is therefore unsuitable.

The proposed application was carefully considered prior to submission. The selection of the turbine was not simply based on financial return, but also considered; turbine availability, technical reliability, technical constraints (e.g. noise), contribution to existing and future energy usage and efficiency. The output of the proposed turbine will also contribute to the Government's national renewable energy targets, which is a material planning consideration.

It is considered that the proposed turbine will make a considerable contribution to the renewable energy aspirations of the applicants and to a lesser extent those of the National Government. Against this are the concerns raised by local residents and Parish Councils in relation to the adverse impacts of the proposal on the locality.

The proposed development lies relatively close to a number of sensitive receptors such as residents and users of public rights of way. The turbines would be prominent, and from certain locations, dominant features in the local environment, visible from some residential properties and from roads and recreational footpaths / bridleways serving them, however these impacts would only be significant from relatively close distances, the impacts rapidly diminishing with distance.
Whether the visual impacts on these receptors is considered acceptable is a matter of judgement. However officers' judgement in this instance is, on balance, that the proposal would not have an 'overwhelming' impact on their visual environment to such an extent as to warrant refusing planning permission.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998
The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

RECOMMENDATION

That planning permission be granted with the following conditions :

1. The development hereby permitted shall be begun before the expiration of five years of the date of this decision.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The planning permission hereby granted shall be for a temporary period only, to expire 25 years after the first commercial export of electricity from the site. Written confirmation of the date of commercial electricity export shall be provided to the Local Planning Authority within one month after the event.

Reason: To provide certainty over the duration of the development.

Approved Drawings

3. Unless otherwise required by conditions attached below, this permission shall relate to the drawings and plans submitted with the application hereby approved

Reason: For the avoidance of doubt as to what has been approved.

Decommissioning

4. Not later than six months before the date on which the planning permission hereby granted expires, the wind turbine, ancillary equipment, buildings, crane platforms and access roads shall be dismantled and removed from the site and the land reinstated to its former condition in accordance with a scheme to be submitted to the Local Planning Authority for written approval prior to the commencement of development. The scheme to be submitted shall include the dismantling and removal of all turbines, equipment, buildings, and access roads above existing ground levels and the removal of turbine bases and crane platforms to a depth of one metre below existing ground levels.

Reason: To provide certainty over the duration of the development.

5. If the turbine hereby permitted ceases to be operational for a continuous period of 6 months, or such period of time as may otherwise be agreed in writing by the Local Planning Authority, all of its above ground elements plus one metre of the turbine base and associated crane pad below ground level, as well as any access track that directly serves it, shall be removed within the ensuing period of not more than six months, or as may otherwise be agreed in writing by the Local Planning Authority, and the land reinstated to its former condition.

Reason: To ensure that the development is carried out in an efficient manner.

Layout and Appearance

6. Development shall not commence until details of the surface finish of the access tracks and crane bases have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To mitigate the visual impact of the development

7. The maximum height of the wind turbine hereby permitted when measured from the existing ground level to blade tip in vertical position, shall be no greater than 67 metres.

Reason: For the avoidance of doubt

8. Development shall not commence until details of the surface finish of the turbine have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: For the avoidance of doubt

9. Development shall not commence until full details of the site control building and sub station including details of the materials and colours to be used on its external surfaces and security fencing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity

Cabling

10. All electrical cabling between the wind turbine and the sub station building shall be located underground. Thereafter, the excavated ground shall be reinstated to its former condition within three months of the commissioning of the wind turbine.

Reason: To mitigate the visual impact of the development

Construction Works

11. Development shall not commence until details of the site compound, temporary structures and temporary security fencing to be used in connection with the construction of the development together with detailed proposals for the restoration of the site compound and any other land associated with temporary structures have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details. Within six months of the commissioning of the wind farm, the compound, temporary structures, temporary security fencing and ancillary materials shall be removed and the ground restored to its previous condition in accordance with the approved details. For the purposes of this condition, commissioning shall mean the date upon which the grid connection to the wind farm is first energised

Reason: In the interests of visual amenity

12. Site establishment and civil and electrical ground works (including roads, foundations, substation, site control building) shall only take place between the hours of 08:00 – 18:00 on Mondays to Fridays inclusive, 08:00 – 13:00 hours on Saturdays, with no such work on a Sunday or Bank Holiday working unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of protecting the amenity of neighbouring occupiers and the environment

13. Turbine delivery and erection shall only take place between the hours of 08:00 – 22:00 on Mondays to Fridays inclusive, 08:00 – 13:00 hours on Saturdays, with no such work on a Sunday or Bank Holiday unless otherwise approved in writing by the Local Planning Authority following a request by the Police and Highways Agency.

Reason: In the interests of protecting the amenity of neighbouring occupiers and the environment

14. Turbine testing and adjustment activities prior to commissioning shall only take place between the hours of 08:00 – 22:00 on any day.

Reason: In the interests of protecting the amenity of neighbouring occupiers and the environment

Operational Noise

15. Within 28 days of a written request by the Local Planning Authority following the receipt by the Local Planning Authority of a complaint, the wind turbine operator shall supply a written report from a consultant approved by the Local Planning Authority, providing a detailed assessment of the noise emissions from the wind turbine at the complainant's property following a methodology to be agreed with the Local Planning Authority. If requested by the Local Planning Authority, the assessment shall include an assessment of the tonality of the noise and/or amplitude modulation.

The assessment shall provide details of any noise mitigation measures shown to be necessary in order to comply with condition 16 or to alleviate amplitude modulation or tonal noise to a level agreed with the Local Planning Authority, and shall include details of the timescale within which the measures shall be implemented.

16. Noise arising from the operation of the wind turbine shall not exceed an L_{A90},10min of 35dB(A), up to wind speeds of 10m/s when this speed is measured at 10m height, with noise measurements taken at 1.2m height in a free field position at any residential property (already in existence at the time of granting this permission).

Highways

17. Prior to the commencement of the development hereby permitted, a Traffic Management Plan shall be submitted to and approved in writing by the local planning authority and the Highways Agency. The Traffic Management Plan shall include details of all roadways (temporary or otherwise) including standard of construction , visibility splays, relocation of existing road signs, reduction in levels adjacent to the proposed access point and appropriate signage to be used for the conveyance of construction materials, plant and equipment. The Traffic Management Plan shall confirm the routes to be used for transportation of abnormal loads both during construction of the turbines and during their decommissioning. The Traffic Management Plan shall include a road condition survey of the roadways to be used for the conveyance of construction materials, both pre and post construction. The Management Plan shall include a procedure for approval of the temporary removal of highway furniture. The development shall be carried out in accordance with the approved Traffic Management Plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of highway safety

18 Construction and delivery of abnormal loads shall be undertaken in accordance with the Transport Management Plan: "Draft – Method Statement Road Transport " (Ref FVD/337/2011)

Reason: In the interests of highway safety

Archaeology

19. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The Scheme shall provide for:

i) the proper identification and trial trench evaluation of the extent, character and significance of archaeological remains within the application area in accordance with a brief issued by the County Durham Archaeology Section; the evaluation is to be undertaken following the approval of planning permission,

ii) an assessment of the impact of the proposed development on any archaeological remains identified in the trial trench evaluation phase; a report on the results is to be submitted to the planning authority;

iii) proposals for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible;

iv) sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of (i) and (iii) above is completed prior to the commencement of permitted development in the area of archaeological interest; and

v) notification in writing to the County Durham and Darlington County Archaeologist of the commencement of archaeological works and the opportunity to monitor such works."

Reason: To comply with policy CS14 (E)(12) of Borough of Darlington Core Strategy Document (2011) as the site may potentially contain features of local archaeological importance.

20. A copy of any and all analysis, reporting (evaluation and post-excavation and/or final reports), publication or archiving required as part of the above mitigation strategy shall be deposited at the County Durham Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason: To comply with policy CS14 (E)(12) of Borough of Darlington Core Strategy Document (2011) as the site may potentially contain features of local archaeological importance

TV Reception

21. Prior to the commencement of the development hereby permitted, a scheme shall be submitted and approved in writing by the Local Planning Authority setting out the protocol for the assessment of television interference in the event of any complaints, including the remedial measures to be taken within six months of commissioning. Operation of the wind turbines shall not take place except in accordance with the approved protocol.

Reason: To mitigate any interference with electromagnetic transmissions.

Aviation

22. No development shall commence until such time that a scheme for the modification of radar at Durham Tees Valley Airport has been agreed in writing by the Local Planning Authority in consultation with the Airport in order to mitigate impacts from the development, and the agreed scheme has been implemented.

Reason: In the interests of Airport Safety.

Shadow Flicker

23. Prior to the commissioning of the development hereby approved, a scheme to alleviate the incidence of shadow flicker at any affected property shall be submitted to and approved in writing by the Local Planning Authority. At the request of the occupant of the affected property which existed prior to the grant of planning permission an assessment will be carried out to verify whether shadow flicker is occurring. If it is demonstrated to be occurring, the turbines producing shadow flicker shall be programmed to be shut down during the conditions which cause the shadow flicker effects. The development shall be carried out in accordance with the approved details.

Reason: in the interests of the amenity of neighbouring residential properties.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken having regard to the following policy framework together with the environmental statement submitted with this planning application and further environmental information gained and material considerations set out in this report.

Relevant Government Guidance including PPS1 – Delivering Sustainable Development and its supplement : Planning and Climate Change. Planning Policy Statement 7 Sustainable

Development in Rural Areas . Planning Policy Statement 22 – Renewable Energy and the Companion Document. Planning Policy Guidance 24 – Planning and Noise.

Relevant Core Strategy Policies including CS3 : Promoting Renewable Energy; CS14: Promoting Local Character and Distinctiveness and CS15: Protecting and Enhancing Biodiversity and Geodiversity

Other Relevant Planning Policy Documents : Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain, ARUP 2008.
Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain: Addendum, ARUP,2009.

INFORMATIVES

The applicant is advised that works are required within the public highway to construct new access road and adjust level of verges, and contact must be made with the Assistant Director: Highways and Engineering (contact Mr.A.Ward 01325 388743) to discuss this matter