

**BARNARD CASTLE TOWN COUNCIL
PLANNING COMMITTEE**

8 SEPTEMBER 2014

PRESENT:- Councillor Yarker (in the Chair); Councillors Blissett (Town Mayor), Kinch (Minutes 36(i) to 38 inclusive) and Marshall.

Also in attendance:- One member of the press.

Officer:- Mrs Plant (Deputy Clerk).

33. APOLOGIES

Apologies had been received from Councillor Harrison.

Resolved – That Councillor Harrison's apologies be accepted.

34. DECLARATIONS OF INTEREST

In accordance with this Council's adopted Code of Conduct (Minute 72(a)/Sep/12 refers), Members were asked whether they had any personal or prejudicial interests in any matter on the agenda and, if so, to declare those interests at this point of the meeting. Members were reminded that a declaration could be given later in the meeting if a need arose during discussion. There were no declarations of interest at this juncture.

35. PLANNING COMMITTEE MEETING – 27 AUGUST 2014 – MINUTES

Resolved - That the Minutes be approved as a correct record.

36. APPLICATIONS FOR CONSIDERATION

The following applications were submitted for consideration:-

(i) **Co-op, Horsemarket** - Shop front colour change, new entrance and handrail. Design and Access and Heritage Statements had been circulated for members' information.

Resolved – That conditional approval be recommended.

(ii) **Garages, Hepworths Yard, Newgate** - Conversion of vacant garages into a single dwelling including erection of new pitched roof. Design and Access and Heritage Statements had been circulated for members' information.

Resolved – That conditional approval be recommended.

37. WINDY BANK WIND FARM ON LAND BETWEEN WOODLAND AND HAMSTERLEY FOREST

Submitted – A revised application proposing the erection of 4 no. wind turbines with maximum tip height of 125m (previously 5 turbines with maximum tip height of 115m), control building, substation, site compound and other ancillary buildings with site access from Windy Bank Road to the north of the site (previously access from B6282 to the south).

In spite of the fact that the proposed wind turbines would be sited 12km away from Barnard Castle, it was noted that the 'Zone of Theoretical Visibility' indicated that the tips of the four turbines would be visible from certain parts of the town.

A Non Technical Summary and the 'Zone of Theoretical Visibility' map had been circulated for members' information.

It was also noted that, at the council meeting on 5 September 2011, consideration was given to Hamsterley Parish Council's request to support the opposition to the original wind farm planning application (reference CMA/6/48), which was subsequently agreed to on the assumption that the opposition had fully taken into account Local Development Plan policies (Minute 89(3(b))/Sep/11 refers).

Resolved – That it be recommended to the Council meeting on 22 September 2014, that the planning application for the erection of 4 no. wind turbines and associated structures on land between Woodland and Hamsterley Forest be refused on the grounds that the development does not accord with Policy 22 of The County Durham Plan (Pre-Submission Draft Local Plan October 2013) and Policy C5B of the Teesdale Local Plan (2002) in that:-

- i) the development would cause unacceptable harm to the amenity of nearby residential occupiers and local communities by reason of visual dominance and noise;
- ii) the development would significantly harm the landscape, character and appearance of the area; and
- iii) the development would unacceptably damage the landscape setting of adjacent land.

38. DESIGNATION OF A NEIGHBOURHOOD AREA BY WHORLTON & WESTWICK PARISH COUNCIL

Pursuant to Minute 14/Jun/14, it was confirmed that Durham County Council had approved Whorlton & Westwick Parish Council's application to designate Whorlton village (within Whorlton's Conservation Area boundary) as a 'Neighbourhood Area' for the purposes of the neighbourhood planning activities.

Resolved – That the information be noted.