

MINOR UPDATE

Application No:	DC/18/01009/FUL
Site:	Land On North Side Of Lead Road (Penny Hill)
Proposal:	Construction of gas powered standby generation plant (as amended 11.01.2019)
Ward:	Crawcrook And Greenside
Recommendation:	Grant Temporary Permission
Application Type	Full Application

Reason for Minor Update

Further Representations and Amended Recommendation

One additional objection has been received (bringing the number received to three). The further objections relate to

- Increased traffic during construction
- The development is not in keeping with the local area
- The technology proposed is becoming outdated
- Insufficient information in relation to noise
- Other sites are available
- The restoration strategy is inadequate.

Officers are of the view that the Committee report explains the site selection process, and that the traffic, visual and noise impacts have been properly assessed. Furthermore, a condition is recommended (no. 13) to secure details of a suitable restoration scheme.

AMENDED RECOMMENDATION

It is recommended that Members are MINDED TO GRANT a temporary (25 year) planning permission, subject to planning conditions and referral of the application to the Secretary of State.

The Town and Country Planning (Consultation) (England) Direction 2009 sets out the applicable criteria and arrangements that must be followed for consulting the Secretary of State once the local planning authority has resolved to grant planning permission for certain types of development that are set out in paragraphs 3-8 of the Direction.

The purpose of the Direction is to give the Secretary of State an opportunity to consider using the power to 'call in' an application under section 77 of the Town and Country Planning Act 1990. The use of the call-in power requires that the decision be taken by the Secretary of State rather than the local planning authority.

Paragraph 4 of the Direction states that "Green Belt development" means development which consists of or includes inappropriate development on land allocated as Green Belt in an adopted local plan, unitary development plan or development plan document and which consists of or includes:

- (a) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;**
- or**
- (b) any other development which, by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt.**

Paragraph 11 of the Direction stipulates that where a Local Planning authority is required to consult the Secretary of State, it shall not grant planning permission on the application until the expiry of a 21-day period after the Secretary of State acknowledges receipt of the referral.

It is therefore recommended that the application be referred to the Secretary of State, in accordance with the requirements of The Town and Country Planning (Consultation) (England) Direction 2009 on the basis that the proposal would have a significant impact on the openness of the Green Belt.

SEE MAIN AGENDA FOR OFFICERS REPORT.