

# FERRYHILL TOWN COUNCIL

Minutes of the **SPECIAL MEETING** of the Council held on **THURSDAY, 27 April 2023** at **6.00 pm** at **Ferryhill Town Hall, Chapel Terrace, Ferryhill.**

**PRESENT: Councillor:** C Atkinson (Chair)

**Councillors:** P Atkinson, G Barker, C Bihari, S Bowron, K Conroy, J Donald, P Donald, D Farry, B Lamb, J Makepeace, J Quinn,

**Officials:** D Anderson, Town Clerk

## 117.22-23 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors L Fellows, R Hume, S Jones, K Tinkler & C Woods

Newly co-opted Councillor, Judith Donald was welcomed to the meeting by Members.

## 118.22-23 **DECLARATIONS OF INTEREST**

There were no declarations received.

## 119.22-23 **MEMBERS DISPENSATION**

There were no members' dispensations in relation to any item of business on the agenda.

## 120.22-23 **PUBLIC PARTICIPATION**

There were three members of the public present at the meeting and they were offered to ask questions once the developers had made their presentation.

## 121.22-23 **PLANNING APPLICATION**

### **Greener Grid Park, Thinford - DM/23/00745/FPA**

Members consider a planning application for the construction of Greener Grid Park comprising of energy storage and grid balancing, along with associated infrastructure, landscaping and access at Land East of Spennymoor National Grid Station, Thinford Lane, Thinford. DH6 5LB.

Representatives of Statkraft and Quatro were present at the meeting and gave an in-depth presentation about the proposed development, they also answered numerous questions from Members and the public.

**Moved by** Councillor D Farry, **Seconded by** Councillor J Quinn that Members object to this application on the following grounds:

- **POLICY 10:** General Design Principles for all Development in the Countryside New development in the countryside must accord with all other relevant development plan policies and by virtue of their siting, scale, design and operation must not: give rise to unacceptable harm to the heritage, biodiversity, geodiversity, intrinsic character, beauty or tranquility of the countryside either individually or cumulatively, which

cannot be adequately mitigated or compensated for; must not impact adversely upon the setting, townscape qualities, including important vistas, or form of a settlement which cannot be adequately mitigated or compensated for; and impact adversely upon residential or general amenity

- POLICY 26: Proposals that would result in the loss of, or deterioration in the quality of, existing Public Rights of Way (PROWs) will not be permitted unless equivalent alternative provision of a suitable standard is made
- POLICY 31: Proposals which will have an unacceptable impact such as through overlooking, visual intrusion, visual dominance or loss of light, noise
- POLICY 39: Proposals for new development will be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views.
- Immediately to the North of the present Sub Station, there is existing electricity infrastructure. The land is just outside of Ferryhill Parish boundry, it is also likely to be on 'moderate' agricultural land and has brownfield sites close by. The site is not visible from the settlement at Hett and not from Ferryhill. The location would easily support both of the proposed energy schemes without intruding on the visual outlook or footpaths of either Parish and possibly utilise existing brownfield areas. It is suggested that the applicants be directed to investigate the acquisition and utilisation of that alternative sight.

A named vote was requested:

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
D Farry	G Barker	P Atkinson	L Fellows
J Quinn	C Atkinson		R Hume
	C Bihari		S Jones
	S Bowron		K Tinkler
	K Conroy		C Woods
	J Donald		
	P Donald		
	B Lamb		
	J Makepeace		
<b>2</b>	<b>9</b>	<b>1</b>	<b>5</b>

That this proposal be defeated.

It was then **Moved by** Councillor C Bihari, **Seconded by** Councillor S Bowron to support the application as the proposed development was necessary to support and stabilise the distribution of renewable energy to the national grid. This would assist in the transition to net-zero and increase

energy security. There would be a net gain in biodiversity and the visual impact would be minimal. A named vote was requested.

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
G Barker	D Farry	P Atkinson	L Fellows
C Atkinson	J Quinn	J Donald	R Hume
C Bihari			S Jones
S Bowron			K Tinkler
K Conroy			C Woods
P Donald			
B Lamb			
J Makepeace			
<b>8</b>	<b>2</b>	<b>2</b>	<b>5</b>

**RESOLVED**

That Ferryhill Town Council support this application.

**122.22-23 PLANNING APPLICATION**

**4 Commercial Street, Chilton Lane, Ferryhill - DM/23/00798/FPA**

Members considered a planning application for the change of use from residential dwelling to use 2 No. ground floor rooms as a venue for craft workshops/tutoring sessions with the remainder of the house used for personal storage.

**Moved by** Councillor J Quinn, **Seconded by** Councillor B Lamb that Ferryhill Town Council support this application.

Members agreed apart from 2 members who abstained from the vote. It was asked that conditions be put forward to planning when submitting support for this application, namely the working hours for the business, concerns about parking and the increased traffic.

**RESOLVED**

That Ferryhill Town Council support this application on the condition that the concerns raised by Members and the public are taken into consideration.

There being no further business the meeting was closed at 8.00pm.

**CERTIFIED AS A TRUE RECORD**

**CHAIR**.....

**DATE**.....