



Reference No. 20070619

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT**  
**PROCEDURE) ORDER 1995**

Agent:

Applicant:  
Nuon UK Ltd  
15 Cuxhaven Way  
Longrock  
Penzance  
Cornwall  
TR20 8HX

Under the above Act, Tynedale District Council hereby grants planning permission for:

Installation of 60m high meteorological mast for a period of 30 months, including base plate, anchor points and guy wires  
Land north of Tone Hall Tone Lane Birtley Hexham Northumberland NE48 3JL

as described in application reference 20070619 and in the plans and drawings attached to it, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of the permission.

- 2 The permission is given for a period of 30 months from the date of the commencement of the erection of the mast, and unless further application for the renewal of permission has been made, and permission granted, the mast shall be removed from the site and the land reinstated in accordance with details to be submitted to, and approved by, the Local Planning Authority within six months of the expiry of the permission, or such other period as may be agreed in writing by the Local Planning Authority.

Reason: The development is such that it could not be approved for permanent development. In accordance with Policy NE16 of the Tynedale District Local Plan.

- 3 Prior to development commencing, the Local Planning Authority shall be notified in writing of the date of the commencement of the erection of the mast hereby approved.

Reason: To ensure that the proper planning control can be exercised over this temporary development.

- 4 The development hereby permitted shall not be carried out other than in complete accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable control to be exercised over the development as it proceeds.

### Summary of reasons for the grant of Planning Permission

The application site is situated within the area that was assessed in the Wind Farm Capacity Study for the Knowlesgate and Harwood Forest area. It is considered that the proposal for a wind monitoring mast accords in principle with policy 42 of the Secretary of States proposed alterations to the Submission Draft RSS and with Joint Structure Plan Policy M5.

National Planning Policy set out in PPS22: Renewable Energy states that the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale are material considerations that should be given sufficient weight in determining whether proposals should be granted planning permission. The recent Energy White Paper reaffirms government policy in this regard.

The proposed monitoring mast is required to assess whether or not the site would be suitable for a wind farm. Approval of this application is recommended without prejudice to any future proposal to develop the site for wind turbines. Any future applications for wind energy development would be considered on their own merits and assessed against the relevant criteria set out in Joint Structure Plan Policy M4, Local Plan Policy CS16 and emerging RSS Policies 41 and 42 and other relevant considerations.

It is considered that because the proposal would be for a limited period it would not conflict with the emerging RSS Policy 41, Joint Structure Plan Policy M5 or with Local Plan Policy CS16.

With respect to the character of the open countryside and the Area of High Landscape Value, the mast would be most visible when viewed from the adjacent public footpath, but would be less visible from public roads. The mast would be viewed against a backdrop of mature trees from certain view points, mitigating visual impacts. Given the temporary nature of the proposal, its scale and its location within the area identified in the Submission Draft RSS, it is considered that the development would be an acceptable departure from local plan policies NE1 and NE16.

### Summary of Development Plan Policies and Proposals Relevant to this Decision

Adopted Joint Structure Plan  
L8 Countryside Character Areas  
S1 Settlement Strategy  
M4 Assessment of Renewable Energy Development  
M5 Spatial Pattern for Wind Energy

Tynedale District Local Plan  
GD2 Design Criteria for development, including extensions and alterations  
NE1 Restricting new development in the open countryside  
NE16 Development in the Areas of High Landscape Value  
CS16 Renewable Energy projects

Dated this: 13 July 2007



**Director of Planning**

**Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge any outstanding conditions means that this planning permission has not been implemented and any works are unauthorised.**

## NOTES

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within six months of the date of this notice, appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. Notice of Appeal must be given on the appropriate form which may be obtained from Customer Support, RM 3/15A Eagle, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk), tel. 0117 3726372. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county borough or county district in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.