

**THE MINUTES OF THE MEETING OF THE SEATON WITH SLINGLEY PARISH COUNCIL**

**HELD ON WEDNESDAY 20 JUNE 2018**

**Present: Councillor A Slater (Chair)  
Councillors A Blacklock, A Foots, S Haddick,  
S McAuliffe, H Middlemiss, A Taylor, D Temple,  
J Theobald and S Williams**

**1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor A Vila.

**2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3 POLICE**

There was no Police present at the meeting.

**4 THE MINUTES OF THE ANNUAL MEETING held on 23 May 2018 together with those of the ANNUAL ASSEMBLY OF ELECTORS held on 23 May 2018 copies of which had been circulated to each Member, were approved and signed by the Chair.**

**5 CORRESPONDENCE**

**(1) Seaham Town Council - Civic Appointments**

The Clerk reported the receipt of correspondence from Seaham Town Council advising that Councillors Mrs B Allen and Miss L Willis had been appointed Mayor and Deputy Mayor of the Town Council for the municipal year.

**RESOLVED** that the information given, be noted.

**(2) Seaham Town Council - Invitations**

The Clerk reported the receipt of the following invitations.

**Mayor at Home – 4 July 2018  
Seaham Carnival – 15 July 2018  
Strawberry Tea – 15 August 2018  
Civic Ball – 26 April 2019**

**RESOLVED** that the information given, be noted.

**(3) Sandyhill, Seaton to Murton - Temporary Road Closure**

The Clerk reported the receipt of correspondence from Durham County Council advising of a temporary road closure adjacent to Stotfold Farm, Seaton to the Watergate, Murton.

**RESOLVED** that the information given, be noted.

6 PLANNING

- (1) APPLICATION - DM/18/01353/VOC - Variation of condition no 2 (25 year consent) to extend consent for a further 5 years pursuant to appeal reference APP/X1355/A/10/2127599 (DCC ref. PLAN/2008/0355) for 3 wind turbines and associated cabin and access road at South Sharpley Farm, Salters Lane, Seaton, Seaham SR7 0NJ for REG Windpower Ltd

The Chair welcomed Mr S Morgan, Development Manager for REG Windpower Ltd, who represented the owner of South Sharpley Wind Farm and local residents Mr C Burgon and Mr M Bulmer to the meeting.

Mr Morgan gave a brief presentation on the proposal to seek planning permission to extend the operational life of the wind farm from 25 to 30 years. He confirmed that if the application was approved the Community Benefit Fund would remain in place for the additional five years of operation.

Mr Burgon asked why REG was seeking approval for the extension so many years before the 25 year consent expired. Mr Morgan advised that approval was being sought early to ensure the supply chain for spare parts was secured for the turbines.

Mr Burgon queried if REG were granted permission for the five year extension would this allow for a replacement turbine. Mr Morgan advised that it could possibly allow for a replacement but it would have to be a turbine of the exact same size.

Mr Burgon asked if REG replaced a turbine would that allow it a further 30 years from the date it was installed. Mr Morgan explained that it was difficult to say but if REG were to go to the expense of replacing a turbine they would want a 30 year life span. They would not replace a turbine if it only had five years of operation left. To the best of his knowledge REG were looking to extend the 30 years on the existing turbines only.

Mr Bulmer asked why the original application wasn't for 30 year. Mr Morgan advised that at the time 25 years was the industry standard, if REG were to submit an application now it would be for 30 years of operation.

Mr Burgon made reference to the various conditions attached to the original approval many of which had not been properly adhered to or ignored. Residents were concerned that if REG hadn't adhered to the original restrictions then why would they for a further five years. The restrictions mainly related to landscape conditions such as tree screening and verge/road maintenance which led to localised flooding.

The Chair sought clarification in relation to the other turbines located in the vicinity. Mr Morgan confirmed that he was instructed to pursue the time extension on the 3 turbines under discussion only. Mr Morgan explained that in essence nothing would change other than the length of time the turbines would operate and reiterated that the Community Benefit Fund would remain in place for the additional five years if granted.

Councillor Temple asked if the Community Benefit Fund would continue after the 30 years. Mr Morgan explained that it was a voluntary payment and he could not say either way what would happen after this time.

The Chair expressed concern that the Parish Council and residents were being asked to consider and comment on something that was so far off in the future as it was impossible to say what the circumstances were going to be that far ahead.

Mr Burgon reported that one of the turbines had an oil leak and Mr Morgan agreed to report this.

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Mr Bulmer explained that his property suffered from shadow flicker. At certain times of the year, particularly when the sun was low in the sky, he was unable to use certain rooms in his home due to the discomfort this caused. The impact on residential amenity was unacceptable and residents did not want this for a further five years.

Councillor Theobald asked if there was a regular inspection programme for the turbines. Mr Morgan confirmed that the turbines were regularly inspected. In addition REG had a central control room which had a permanent live feed on the turbines. Any problems were identified immediately and responded to within 24 hours. Telephone numbers were also provided on site to report problems.

As there was no further questions the Chair thanked Mr Morgan for his attendance and he left the meeting.

Members discussed the application at length and raised the following concerns;

- It was difficult for the Parish Council to consider and comment on something that was so far off in the future. The 25 years expired in 2038 and the five year extension took it to 2043. It was impossible to say what the circumstances would be that far ahead.
- It was a fact that with age the turbines would become noisier. Residents felt this was why permission to extend the consent for a further five years was being sought after only five years of operation. Residents suffered noise disturbance and this would only increase as the turbines aged.
- Residents living in close proximity to the turbines suffered shadow flicker. At certain times of the year they were unable to use certain rooms in their homes due to the discomfort this caused. The impact on residential amenity was unacceptable and they did not want this for a further five years.
- When the original application was approved there were a number of landscape conditions attached to the approval. These conditions had not been fully adhered to and there was concern this would only get worse.
- Residents were opposed to the turbines from the outset. They bought property in the countryside only for it to be ruined by the turbines which by their scale and design did not sit well with their surroundings. They caused distress and anxiety to many residents and the addition of the five years provided no benefit to the community.

**RESOLVED** that the Parish Council object to the application on the grounds outlined and ask the County Council to refuse permission to extend the consent for a further five years.

(2) Application - DM/18/00892/FPA – Retention of detached outbuilding at Windy Ridge, Seaton Lane, Seaton, Seaham, Co Durham SR7 OLS for Mr D Wilson

Members queried this application and it was **RESOLVED** that the Clerk seek further clarification on this application.

## 7 CLERKS REPORT

(1) Corner opposite Community Centre

The Clerk reported that a site meeting was held with Durham County Council to discuss works to enhance the corner opposite the Community Centre.

Members were advised that the County Council had provided the following quotation.

- Supply, installation and staining of 43m of birdsmouth fencing - £1,712.95

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- Re-location and staining of seat, re-location of litter bin, painting village sign, supply and installation of stone paving footpath - £1,238.68
- Removal of trees/bushes, landscaping the bankside, supply and installation of bed with border, pebbles and ornamental grasses - £1,189.34

The total cost for the work was £4,140.97 exclusive of VAT.

Members were advised that the County Councils AAP had advised that Councillors G Bleasdale and S Morrison would like to help fund the project. The Clerk was in the process of completing the application form for funding which would go before the AAP Board in July. The process took approximately 8 weeks and no work could start before an offer had been made.

The Chair pointed out that this had been an initial meeting and discussions in relation to the works were at an early stage and any further suggestions from Members were welcome.

**RESOLVED** that the information given, be noted and further developments be awaited.

### (2) Burst Pipe on Walkway

The Clerk reported that works to repair the burst pipe on the walkway had been completed.

**RESOLVED** that the information given, be noted.

### (3) Planning Applications

The Clerk reported that Durham County Council had advised that in future if the Parish Council wanted an application considered by the Planning Committee it had to confirm its intention to attend the Planning Committee to make representations on the application.

**RESOLVED** that the information given, be noted.

### (4) Burnbrae

The Clerk reported that following the last meeting the information provided by Councillor Taylor on highway verges, produced by the Open Spaces Society had been forwarded to Durham County Council.

The County Council had investigated and advised that as the land was not adopted highway or Terrier land the County Council had no powers to enforce the removal of the fence.

**RESOLVED** that the information given, be noted.

## 8 PAYMENTS

CHQ NO	PAYMENT TO	DETAIL	COST	VAT	TOTAL
100403	HMRC	PAYE - June 2018	113.80		113.80
100404	Payroll	Wages - June 2018	455.77		455.77
100405	Seaton Community Association	Section 133 Donation	1,000.00		1,000.00
100406	JACS Accountancy Limited	Payroll Services - June 2018	8.00	1.60	9.60
100407	J Thompson	Reimbursements	36.00	4.42	40.42

						<b>TOTAL</b>		<b>1,613.57</b>	<b>6.02</b>	<b>1,619.59</b>
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RESOLVED that the payments listed be endorsed.

**9 ANY OTHER BUSINESS**

**(i) Walkway - Motorbikes**

Councillor Williams reported motorbikes on the walkway doing speeds in the region of 40/50mph.

RESOLVED that the matter be reported to the Police.

**(ii) Missing Litter Bin**

Members reported that the litter bin located next to the bus shelter was missing and needed replacing.

RESOLVED that the matter be reported to Durham County Council.

**(iii) Walkway – Additional Litter Bin**

Members reported that an additional litter bin was required at the entrance to the walkway heading to Ryhope.

RESOLVED that Durham County Council be requested to install a litter bin at the entrance to the walkway heading to Ryhope.

**(iv) Thank you to Residents**

On behalf of the Parish Council the Chair thanked residents who had recently helped with tidying up the corner opposite the Community Centre as well as grass cutting, strimming and watering of trees and plants.

RESOLVED that the Parish Councils thanks and appreciation to residents be placed on record.

**10 DATE AND TIME OF NEXT MEETING**

RESOLVED that the next meeting be held on Wednesday 18 July 2018 at 6.45pm.

..... Signed

..... Dated