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Direct Tel: 03000 261394  
email: [planning@durham.gov.uk](mailto:planning@durham.gov.uk)  
Your ref:  
Our ref: DM/20/03267/WAS



Enzygo Ltd  
Mrs Sharon Queeney  
The Byre  
Tortworth Estate  
Woodend Lane  
Wotton Under Edge  
GL12 8AA

8th September 2021

Dear Sir/Madam

Town and Country Planning Act 1990

**Proposed** Energy from Waste Facility  
**At** Hownsgill Industrial Park Templetown  
**For** Project Genesis Ltd

The above application received on 11 November 2020 in respect of the above development was considered by the Council where it was decided that permission should be refused. I enclose the relevant notice of decision.

The reason(s) for the refusal, is/are I feel, self-explanatory. However if you have any queries, then please do not hesitate to contact the case officer whose details are given above.

You may if you feel aggrieved by the decision appeal to the Planning Inspectorate, the timescale for which is 6 months from the date of the decision or 12 weeks for a householder application. Details of the appeal process can be found at [www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision) or by telephone The Customer Support Line 0303 444 5000.

If the Council posted a site notice publicising this application and it is still on display, please could you kindly remove it.

Finally, we are constantly striving to provide an excellent service, and would love to get your feedback with a brief customer survey at <https://online1.snapsurveys.com/kj8hdv>

Yours faithfully

G Paul  
Interim Head of Development and Housing

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## Regeneration, Economy and Growth

Durham County Council, Planning Development (Strategic)  
Room 4/123-128, County Hall, Durham DH1 5UL Main Telephone: 03000 262 830

[www.durham.gov.uk](http://www.durham.gov.uk)

**Regeneration, Economy and Growth**

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**PLANNING PERMISSION REFUSAL**

**TOWN AND COUNTRY PLANNING ACT 1990**

Application Number: **DM/20/03267/WAS**

Applicant

Project Genesis Ltd

Mr Mark Short

c/o Agent

c/o Agent

c/o Agent

Agent

Enzygo Ltd

Mrs Sharon Queeney

The Byre

Tortworth Estate

Woodend Lane

Wotton Under Edge

GL12 8AA

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**PART 1 – PARTICULARS OF THE APPLICATION**

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Proposed: Energy from Waste Facility

At: Hownsgill Industrial Park  
Templetown

Date of Application: 11 November 2020

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**PART 2 – PARTICULARS OF DECISION**

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In pursuance of its powers under the abovementioned Act and Orders the County Council as Local Planning Authority hereby **REFUSE** consent for the following reason(s):-

1. Although the development is outside of the North Pennines Area of Outstanding Natural Beauty (AONB), the proposal, due to the scale, form and massing, would cause unacceptable harm to its special qualities. The development would be visible from locations within the AONB and would therefore not accord with County Durham Plan Policies 38, 39 and 61, Paragraph 174 of the NPPF and Paragraph 7 of the NPPW.
2. The proposal, due to the scale, form and massing, would cause harm to the character and quality of the landscape which would not be outweighed by benefits of the development and would therefore be unacceptable and would not accord with County Durham Plan Policies 39 and 61, Paragraph 174 of the NPPF and Paragraph 7 of the NPPW.
3. The appearance of the proposed development does not conserve or enhance the special qualities of the landscape within the adjacent Area of Higher Landscape Value (AHLV) and considering other benefits of the development, would therefore

not accord with County Durham Plan Policies 29 and 39, Paragraph 130 of the NPPF and Paragraph 7 of the NPPW.

4. The scale, location and appearance of the development would cause harm to the setting of a designated heritage asset (the Grade II listed High Knitsley Farmhouse and Barn west of High Knitsley Farmhouse) that would not be outweighed by the public benefits of the proposal in conflict with County Durham Plan Policy 44, Paragraph 202 of the NPPF and Paragraph 7 of the NPPW.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF.

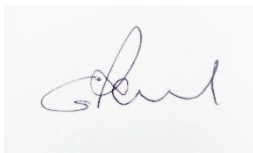
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## **SIGNATURE**

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**Signed:**

**Date: 8 September 2021**

A handwritten signature in blue ink, appearing to read 'G Paul', is shown within a light grey rectangular box.

G Paul  
Interim Head of Development and Housing

## **NOTES TO APPLICANT**

### **Further Information**

This certificate is issued under the Town and Country Planning Acts and Orders and does not constitute a permission, approval or consent for any other purpose. Applications must therefore be made for any other permission, approval or consent (including Building Regulations approval or the approval of the Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development. Further approval of this local planning authority must be obtained for any subsequent alterations to the approved plans.

### **Appeals to the Secretary of State**

\* Appeals to the Secretary of State. If the applicant is aggrieved by the decision of the Council to refuse permission, he/she may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. In the case of 'Householder' or some forms of minor commercial development, the appeal must be made within 12 weeks of the date of this notice. If an enforcement notice relates to the site, there may be a shorter period for making the appeal. Please contact Durham County Council Planning service for advice.

### **Purchase Notice**

\* If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

\* In these circumstances, the owner may serve a purchase notice on the County Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **Compensation**

\* In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

\* These circumstances are set out in Part IV and related provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

### **Public Rights Of Way**

This planning permission does not convey any rights to stop up, divert, obstruct or otherwise effect public rights of way, and appropriate orders must be sought for these purposes before any development starts.

The Definitive Map of Public Rights of Way can be viewed at [www.durham.gov.uk](http://www.durham.gov.uk)

