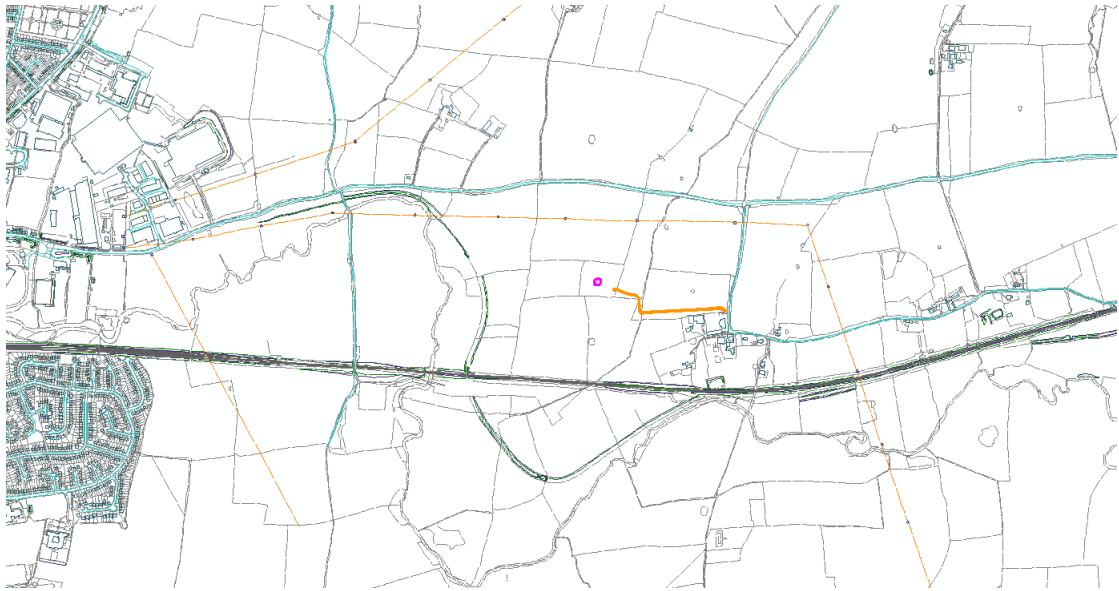


Reference: 13/00552/FUL
Date submitted: 16.09.2013
Applicant: Mr I Hawley
Location: Field 0003 Main Road Brentingby
Proposal: Installation and operation of one 50Kw wind turbine with a tip height of 46m on agricultural land at Hall Farm on field no. 0003 (co-ordinates 477996/318992)



Introduction:-

This application seeks approval for the erection of 1 no. medium scale wind turbine; E3120 , with an associated transformer together with upgrading works to the access and track, a field track and crane pad. The turbine is to be located within a field belonging to the applicant. The turbine would have a maximum blade tip height of 46 metres with the hub height measuring 36.4 metres. The field is currently pasture land with no agricultural buildings present. The electricity generated by the proposed turbine would provide the electricity required at the Farm. When there is no demand from the farm it will transport to the National Grid.

The application has been supported with a number of reports to assist with assessment of the impact upon the natural and historic environment, ecology, highways and residential amenity and supplied a number of photomontages to assist with defining impact upon the landscape.

It is considered that the main issues relating to this proposal is:-

- **Impact upon the character of the countryside designation**
- **Impact upon residential amenities**
- **Impact upon Heritage Assets**

- **Sustainable Development**

The application has been presented to the planning committee due to the high level of public objection to the proposal.

Relevant History:-

Planning Policies:-

Adopted Melton Local Plan

Policy OS2 – planning permission will not be granted for development outside the town and village envelopes except for, amongst other things, limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside.

Policy C2 - planning permission will be granted for farm based diversification proposals provided:

- the activities would be ancillary to the main agricultural use and would not prejudice the future operation of the holding;
- the proposal should reuse or adapt any suitable farm building that is available. if a new building is necessary it should be sited in or adjacent to an existing group of buildings; e proposed development is compatible with its rural location in terms of scale, design and layout;
- there is no significantly adverse impact on the character and appearance of the rural landscape or conservation of the natural environment;
- access, servicing and parking would be provided at the site without detriment to the rural character of the area; and
- the traffic generated by the proposal can be accommodated on the local highway network without reducing road safety

Policy UT7 has not been ‘saved’

The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives

- support the transition to a low carbon future.....by encouraging the development of renewable energy
- recognising the intrinsic beauty of the countryside
- contribute to conserving and enhancing the natural environment

On Specific issues relevant to this application it advises:

Climate Change:

Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. (Paragraph 93)

Paragraph 97 states that to increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute energy generation from renewable or low carbon sources.

Paragraph 98 states that when determining planning applications, local planning authorities should;

- not require developments to demonstrate overall need for renewable or low carbon energy
- approve the application (unless material considerations indicate otherwise) if its impacts are (or can be made) acceptable.

Conserving and Enhancing the Historic Environment

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness, and;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Conserving and enhancing the natural environment:

- Protecting and enhancing valued landscapes
- Apply great weight to protection of designated landscape and scenic areas (e.g. National Parks)
- Avoid noise giving rise to significant adverse impacts
- Minimise other impacts on health and quality of life through conditions
- Identify and protect areas of tranquillity

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

National Planning Practise Guidance: Renewable & Low Carbon Energy

Guidance was issued by the Department for Communities and Local Government in April 2014 and replaces the previous guidance issued in July 2013. The guidance offers advice on the planning issues associated with the development of renewable energy, and should be **read alongside** the guidance within the National Planning Policy Framework (NPPF – above). The guidance is material consideration in planning decisions and should generally be followed unless there are clear reasons not to.

The document states that energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. The NPPF states that all communities have a responsibility to help increase the use and supply of green energy, but this does not mean that the need automatically overrides environmental protections and the planning concerns of local communities.

When considering impact of renewable technologies the document states that landscape character areas could form a basis for considering which technologies at which scale may be appropriate in different types of location. For consideration whilst dealing with planning applications it is important to be clear that:

- The need for renewable or low carbon energy does not automatically override environmental protections
- Cumulative impacts require particular attention, especially the increasing impact that wind turbines can have on landscape and local amenity as the number of turbines in an area increases
- Local topography is an important factor in assessing whether wind turbines could have a damaging effect on landscape, and recognise that the impact can be as great in predominantly flat landscapes as in hilly areas.
- Great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.
- Protecting local amenity is an important consideration which should be given proper weight in planning decisions.
- Where decisions are finally balanced the ‘Capacity Factor’ can be a useful information in considering the energy contribution to be made by a proposal.

Advice regarding cumulative landscape and visual impacts states that these are best considered separately. Cumulative landscape impacts are the effects of a proposed development on the fabric, character and quality of the landscape; it is concerned with the degree to which a proposed renewable energy development will become a significant or defining characteristic of the landscape. Cumulative visual impacts concern the degree to which the proposed renewable energy development will become a feature in particular views (or sequences of views), and the impact this has upon the people experiencing those views. Cumulative visual impacts may arise where two or more of the same type of renewable energy development will be visible from the same point, or will be visible shortly after each other along the same journey.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Assessments
<p>Environment Health Officer – No objection, subject to conditions to safeguard residential amenity.</p> <p>The Acoustic profile submitted in support of the application gives a distance of 273m (900ft) for the 35dBA contour.</p> <p>With the nearest residential property being at 330m, that is 57m further away from the turbine that the 35dBA contour. Based on that, noise arising from the turbine would be less than 35dBA</p> <p>There are two other sites in this borough where a mechanical noise arising from the same model turbine has carried to a greater distance, albeit below the 35dBA noise level. Consultants acting under the instruction of this authority have measured the noise in question at one of the locations, at a distance of approximately 440m and determined the noise from the turbine to have a tonal</p>	<p>Under ETSU R 97 guidance, wind turbine noise (expressed as $L_{A90,10min}$) should not be greater than 5 dB above the prevalent background level ($L_{A90,10min}$) at that wind speed, except where the background level is very low.</p> <p>With reference to the ETSU document minimum typical daytime targets fall within the range of 35-40 dB L_{A90}. For properties with financial involvement, a target of 45 dB L_{A90} can be used.</p> <p>The night-time noise limit (expressed a $L_{A90,10min}$) is an absolute minimum target level of 43 dB $L_{A90,10min}$</p> <p>The application was supported by a noise assessment and the Environmental Health Officer has been consulted who has raised no objections with the methodology used.</p>

<p>element. This being the case, in addition to any condition relating to noise levels it is recommend a condition to safeguard from an irregular tonal noise as a result of mechanical failure is imposed.</p>	<p>The nearest residential dwelling without financial involvement is Woodend Farm at a distance of approximately 330 metres away from the turbine which is outside of the accepted distance for a turbine of this specification.</p> <p>The distance stipulated within the noise assessment when taking into account the ETSU-R-97 guidance and International Standards that is endorsed within the NPPF footnote 17 which states that in determining application for wind developments Local Planning Authorities should follow the approach set out in the National Policy Statement for Renewable Energy Infrastructure. This guidance states in very clear terms that ETSU R 97 “should be used” and states also that the Government is satisfied it is “a sound basis for planning decisions”.</p> <p>It is considered that given the NPPF is recent and up to date National Policy which endorses the use of ETSU R 97, and the clarity of the position within the National Policy Statement, that this methodology is appropriate.</p> <p>It is considered that the noise resulting from the turbine would not have any unduly adverse impact upon any of the nearby neighbours. Noise conditions can be imposed in the interest of protected residential amenity.</p>
<p>LCC Highways Authority – no objection subject to conditions requesting a construction traffic routing plan.</p>	<p>It is proposed to access the desired location for the turbine via Main Street, Brentingby. This is the main road used to access Hall Farm, the beneficiary of the energy to be produced by the turbine. It is proposed to route the turbine construction traffic from the main A1 joining with the A606 just west of Stamford, following this road until Melton Mowbray where the route will follow onto the B676/Saxby Road before turning onto Main Road.</p> <p>The Highways Authority has no objection to the proposal in the interest of Highway Safety subject to conditions.</p>
<p>LCC Public Rights of Way Officer – no objection subject to conditions</p> <p>Public footpath E20 runs in the vicinity. It is noted that the proposed location of T1 is well over the fall-over distance plus 10% from the footpath and thus have no concerns over long-term safety.</p> <p>However, there is an issue which does give cause for concern:</p> <p>The application considers public rights of way at para. 4.2.8 (pg 19) of the Supporting Planning Statement and para. 2.2 (pg 8) of the amended Design and Access</p>	<p>The Public Right of Way runs to the north of the proposed location for the turbine and the access off Brentingby will be shared during the construction phase.</p> <p>The agents has advised that as part of the traffic management plan they would have staff placed at public access points during deliveries to ensure public safety and have no intention to deny access to a public right of way. The deliveries will also be timed to ensure that they can manage these safely. A condition can be imposed to require a Traffic Management Plan/ Method Statement as part of a pre commencement planning condition.</p>

<p>Statement, both documents state that there is no public access in the vicinity which needs to be considered. However, public footpath E20 does run across Hall Farm and will be affected by access to the site of T1, likewise non-motorised traffic, including horse riders often use Lag Lane and will be affected by access to the site of T2.</p> <p>It is noted that the construction period is estimated at approximately 10 days (para 10.2, pg 44 Supporting Planning Statement) but there are no details within the application discussing how the potential conflict between heavy construction vehicles and the walking/riding public will be met during this period. If planning permission is granted, It is suggested that a condition is made on the development to the following effect,</p> <p><i>“before first operations on site, mitigation measures are put in place to reduce conflict between construction traffic and non-vehicular public use of Lag Lane and Public Footpath E20. Details to be agreed with the Highway Authority.”</i></p>	<p>No objection has been raised in regards to the safety of the users of the public footpath given that the topple over distance can be met.</p>
<p>LCC Archaeology – no objection subject to conditions.</p> <p>Appraisal of the application site indicates that particularly the south-western of the two sites has a significant archaeological interest comprising the discovery of prehistoric flint and pottery finds immediately (c. 150m) to the north of the turbine (HER ref.: MLE9253-4), with further remains (MLE10161-2) located to the east (c. 400m). To the east of the SW site, immediately adjacent to the River Eye, documentary records and field observation indicate the presence of a medieval and post-medieval watermill, referred to as Man Mill (MLE3938).</p> <p>Both sites appear to have been affected by medieval/post-medieval ploughing, with good survival of ridge and furrow earthworks at the SW site and possible evidence at the other turbine site. The survival of earthworks indicates the SW site has not been the subject of recent agricultural cultivation, consequently any surviving archaeological remains are likely to be well preserved.</p> <p>Based upon the available evidence and taking into account the impact of the access track, service trenching, crane base and foundation for the proposed turbine, it is considered likely that the scheme will have a detrimental impact upon any surviving heritage assets (National Planning Policy Framework (NPPF) Section 12, paragraph 128 and Appendix 2).</p> <p>In accordance with the NPPF (Section 12, paragraph 141), the Local Planning Authority should require a developer to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance.</p>	<p>Noted. The application has been supported with a mitigation plan detailing how the ridge and furrow will be preserved during the construction phase. To minimise damage access will follow field edges and existing tracks used by agricultural vehicles. Any non-essential vehicles will be stored away from fields with ridge and furrow and will be stationary within the farm compound. To equalise the pressure from the cranes so that ridges do not compress, the area where the cranes are to be located will be covered with a membrane and then the ridges filled with soil or hardcore to create a smooth level surface. A temporary aluminium trackway will be placed over the newly levelled surface to further spread weight. A trackway to the turbine base will also be laid to the same specification to allow access for component and concrete deliveries as well as less heavy vehicles.</p> <p>Upon completion of the works all trackway, soil, hardcore and membrane shall be removed from the site at the earliest opportunity to allow light and water to the affected area. The period of time that the affected land will be covered will not exceed 4 weeks and is likely to be less. In the case of pads for the cranes the affected land will be covered for only 1 week.</p> <p>There will be the need to lay cabling through the field to the farm complex to transport the energy to the farm buildings. It is proposed to lay the cables by follow the line of field margins and where it has to go across a section of ridge and furrow the line of cable will follow the ridge of the earthworks. Wherever possible, trenchless laying using a ‘mole’ will be used to minimise the need to cut through turf and to</p>

<p>To ensure that any archaeological remains present are dealt with appropriately, the applicant should provide professional archaeological Attendance for inspection and recording during the groundworks for the proposed development. A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this Department's Historic & Natural Environment Team (HNET). HNET will provide a formal Brief for the work at the applicant's request.</p> <p>If planning permission is granted the applicant must obtain a suitable written scheme for the investigation and recording from an archaeological organisation acceptable to the planning authority. This should be submitted to HNET, as archaeological advisors to your authority, for approval before the start of development.</p>	<p>maintain the form of the earthworks. If open trenching is required turf will be cut to a depth of 25cm and laid vegetation side down in a designated area and conserved. Soil dug from the trench will be stored alongside. Topsoil and subsoil will be kept separate.</p> <p>Conditions can be imposed to ensure that the mitigation as detailed above is followed in order to preserve the ridge and furrow and to safeguard buried archaeology interests. No objection has been received by the County Archaeologist.</p>
<p>Natural England - No objection.</p> <p>The proposal is unlikely to affect any statutorily protected sites or landscapes.</p> <p>This application is in close proximity to River Eye SSSI. However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. Natural England therefore advise that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.</p>	<p>The site has no national designation as it is not a AONB, registered park and gardens nor is it Greenbelt. The location of the proposed turbine is a designated local wildlife site (see below for commentary) and the farm is part of the Higher Level Stewardship. The proposal has been amended and the turbine closest to the SSSI has been removed.</p>
<p>LCC Ecology – no objection subject to conditions.</p> <p>The comments on this application currently cover two recommendations, the impact on the known great crested newt (GCN) population in the area and the impact on the Local Wildlife Site.</p> <p>Great Crested Newts: LCC are satisfied that the impact of the development on GCN can be significantly reduced by mitigation. The Ecological Mitigation and Enhancement Scheme (Brooks Ecological, March 2014) identifies the easiest way to minimise the risk to GCN is to complete the works outside of the active GCN season (complete the work during October to February). LCC would be satisfied with this, if it is acceptable to the applicant. If however, the applicant wants to retain the ability to complete the construction works at any time of the year, LCC would recommend that a more detailed mitigation statement is submitted. The submitted report contains many 'if's' and 'one of the following options', making it unclear on the preferred</p>	<p>Noted. Conditions can be imposed.</p> <p>The application was supported with an ecology survey and no objection has been raised by the County Ecologist in regards to the methodology or mitigation proposed. It is noted that the farm is in the Higher Level Stewardship due to the botanical interest and the agents have confirmed that the construction compound will be at the farm itself and not on the field.</p>

<p>option.</p> <p>It should be noted that LCC are satisfied that the impact of the development on GCN can be mitigated for.</p> <p>Local Wildlife Site: The proposed turbine is to be built on a designated local wildlife site. It is therefore important that the impact on the site is minimised, in order to retain the botanical interest on the site. It is noted from the report that this field is currently in Higher Level Stewardship and is therefore being managed for its botanical interest. LCC are in agreement with the recommendations in paragraphs 17 to 24 of the report regarding the mitigation and enhancement of the site. However, we also consider that there needs to be some thought to the actual construction phase of the turbine – for example, will the development require a ‘contractors compound’ or similar, where machinery will be stood overnight? The damage to the grassland should also be limited by ensuring that vehicles strictly keep to a designated area. This may be covered by the inclusion of a ecological construction method statement. We do consider it to be important to look at minimising the footprint of the impact.</p>	
<p>MBC Conservation Officer – no objection</p> <p>The English Heritage guidance document entitled Wind Energy and the Historic Environment advocates a sustainable approach to renewable energy generation which requires a balance to be drawn between the benefits it delivers and the environmental costs it incurs. Therefore whilst recognising the need to invest in renewable energy it recognises the potential implications for the historic environment.</p> <p>The guidance adds that high quality design is the key to minimising the adverse effect of projects such as the siting of wind turbines in the landscape and suggests that considerable weight should be given to ensuring the reversibility of renewable energy projects and their associated infrastructure</p> <p>Due consideration must be given to the following factors:</p> <ul style="list-style-type: none"> • Impacts of the proposed development on the historic environment (archaeological remains, historic structures and buildings, designed landscapes, designated sites/areas) • The setting of historic sites • The visual amenity of the wider landscape that may detract from its historic character, tranquillity and remoteness <p>This can be further broken down into the following elements:</p>	<p>The National Planning Practice Guidance advises that as the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of wind turbines on such assets. It goes on to advise that depending on their scale, design and prominence a wind turbine within the setting of a heritage asset may cause substantial harm to the significance of the asset.</p> <p>Various photomontage and wireframes have been produced from nearby listed buildings in Brentingby; The Old Church, grade II, converted to residential property in 1977 and The Hall also grade II and listed buildings in neighbouring villages of Saxby, Wyfordby and Thorpe Arnold. A supplementary Heritage Assessment has also been submitted following comments received by English Heritage.</p> <p>The nearest listed buildings are within 520 metres of the proposed turbine in the village of Brentingby. Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“P(LBCA)A 1990”) requires that special regard to the desirability of preserving the building or its setting. The NPPF advises Local Planning Authority that they should take account of the desirability of sustaining and enhancing the significance of heritage assets (paragraph 131, NPPF), in this particular case – their setting. The NPPF also states that when considering the impact of a proposed development on the</p>

- Visual dominance –
- Scale
- Inter-visibility
- Vistas and sight lines

Archaeology

It is my understanding that the foundation of a wind turbine would typically comprise in excess of 100 cubic metres of concrete in a block of up to 16 m diameter and 3.5 m depth. As such this development may have the potential to damage any underlying archaeological remains although disturbance may be limited.

Landscape Character

Historic

The definition of the historic landscape is:

Landscape is the product of millions of years of geological evolution combined with thousands of years of human settlement and activity. The ways in which people in the past and the present have and continue to shape our physical environment is not just a matter of academic interest it affects us all both in the way we identify with our surroundings and with our quality of life.

The Leicestershire Historic Landscape Characterisation, recently completed places the wind turbine site within the area Landscape Character Area known as Fields and Enclosed Land, a classification which dominates rural Leicestershire. The countryside around Wolds Farm is typical of this classification where there has been little change in landform, apart from some hedgerow loss, since the eighteenth or nineteenth centuries

The Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (2001 Revised 2006) places the wind turbine in the area known as the Wreake Valley, which is a flat bottomed, east-west oriented river valley with an average width of 1.5 – 2.5 kilometres. Its usually gently sloping sides form sometimes indistinct boundaries with the neighbouring character landscape areas of The Wolds to the north and High Leicestershire to the south.

The Landscape Character Assessment of Melton Borough (2006) prepared by ADAS, places the wind turbine in Area LCA13 Eye Valley. This is further described as a river valley to the east of Melton Mowbray, where it is less well defined by landform and landcover, and the river valley landscape to the south has been greatly modified by intensive agriculture. However the river floodplain still forms an important green wedge into the eastern side of the town. Distinct characteristics are noted as small scale pastoral landscape to the north with large scale intensive open arable fields to south and sparse hedgerows

significance of a designated heritage asset, great weight should be given to its conservation, and the more important the asset, the greater the weight should be (Paragraph 132, NPPF).

The submitted Heritage assessment concludes that due to the vegetation and screening from farm buildings which sit between the proposed turbine and the listed buildings to the southwest, the impact would be limited. This is due to the landform and surrounding landscape elements providing both a physical and perceptual screening effect between the heritage assets and the proposal. It is considered that the turbine would have little impact upon the setting of the listed buildings because of the element of screening supported by the topography: The village of Brentingby sits within a dip and is not visible from the B676 and the turbine would be sited on the higher land level. The views of the turbine and the listed buildings would be restrictive and the two would not be seen in the same viewing frame because of the intervening vegetation and farm buildings. It is considered that turbine would not have a detrimental impact upon the setting of either heritage asset.

Whilst there are many heritage assets within the vicinity of the nearby settlements, due to the separation distance and intervening topography, the harm is considered to be less substantial to neutral in conservation terms.

It is considered that the proposal would not have a detrimental impact upon any designated heritage asset given the location, topography and intervening buildings and screening.

Landscape Character Description

A mixed rather discordant river valley landscape, with traditional small scale pastoral land to the north and contrasting large scale intensive open arable land to the south, which suppresses the natural river valley landscape.

Heritage Assets

The location of the turbines is in a very rural area to the east of Melton Mowbray relatively remote from any larger villages. As such the applicants agent has only implemented a study area of 1 kilometre radius in regard to this application. However English Heritage advocate a much larger search area of up to 10 km radius in regard to the potential effect on heritage assets.

Within the 1 km study area there are only two designated heritage assets namely the two listed Buildings within the village of Brentingby. The potential impact on designated heritage assets is of course an important consideration, in particular the impact on their setting during the operational lifetime of the turbine and as such a wider search area may be beneficial in terms of this application.

Increasing the search area to 2.5 km radius for example would bring the conservation area, listed buildings and other heritage assets within Melton Mowbray into consideration as would those in Thorpe Arnold and Burton Lazars etc. That said it is also likely that the remote locations and scale of the proposed turbines would not adversely affect settings etc in any event. Guidance on this aspect should perhaps be sought from EH.

As things currently stand the planning statement in support of the application concludes that whilst there may be some visual impact on the two listed buildings it is considered to be minor.

Conclusion

Wind turbines by their nature are tall and slender in appearance. In that regard some may consider them as graceful structures that may add a certain character to a landscape rather than detract from it

The balance that needs to be drawn is between the necessity for measures to meet the challenge of climate change and the importance of conserving the significance of heritage assets including listed buildings, conservation areas and the wider historic landscape.

In this instance the proposed location of the wind turbine is in an area classified in historic landscape terms as Fields and Enclosed Land

The landscape in the immediate area of the turbine site has apparently undergone minimal changes throughout the years. The area as a whole displays subtle variations which include unchanged remote and pastoral landscapes.

Clearly there must be concerns that the introduction of a wind turbine within the local landscape will present an ‘alien’ feature in the landscape and potentially mar the settings of some of the heritage assets within the nearby villages.

The limited scope of the planning statement in regard to heritage assets would suggest limited impact on the settings of the two listed buildings in Brentingby. I would tend to agree with that statement due to partial screening etc. However I am concerned that the scope of the heritage assessment should be widened to include Melton Mowbray as it is possible that there may be a degree of impact on views towards the town from beyond the turbine sites.

Additional Comments on the Heritage supplementary assessment.

A Heritage Statement has been prepared and submitted by the applicant as a result of my previous comments which suggested that a wider study area should be considered in this instance.

The study area has now been increased to a 5 Km radius and as such several more heritage assets now fall within that area and include listed buildings within Melton Mowbray and several villages. (159 total) Also SM’s in the general vicinity of Melton Mowbray and those at Burton Lazars, Wyfordby and Stapleford are included within this area (9 in total).

Beyond the original 1 Km study area the closest listed building is 1.3 Km away and the vast majority are more than 1.9 Km away. In that regard the Heritage Statement concludes that the significance of impact on the settings of any of these listed buildings is either slight/moderate or neutral. Only 4 Churches are considered to be moderately affected and this is due to the fact that they are either grade I or grade II* listed.

With regard to SM’s the report concludes that the significance of impact will be neutral in each case.

Having considered these findings and taken into consideration the topography of the landscape and elements of screening, both built and natural, I have no reason to disagree with these conclusions and suggest that any impact of the turbines will be minimised beyond the original 1 Km study area.

<p>No concerns are raised in regards to the relocation of the temporary access and storage area for the turbine closest to Woodend Farm.</p>	
<p>English Heritage</p> <p>The potential impact on the setting of numerous designated heritage assets must be carefully considered by your authority and to determine whether this additional information is sufficient to make an informed view.</p> <p>Notwithstanding potential impact on other designated heritage assets, having considered the additional information English Heritage would draw particular attention to the impact on the Grade II listed farmhouse and church. This impact has been assessed as harmful to their heritage significance. In identifying less than substantial harm the NPPF remains clear on the need for a ‘clear and convincing justification’ for any level of harm and the need to weigh up public benefits associated with the proposal against the level of harm - it is not the case that less than substantial harm equates automatically to a proposal being acceptable in terms of the heritage assets affected.</p> <p>This weighing up exercise is a matter for your authority to undertake when determining the application. (reference the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 128-134 of the NPPF)</p> <p>It is noted that Figure 2.1 of the Extended Heritage Assessment provides an aerial photograph of the location of one of the turbines. It is clear from this image that the proposed turbine is located within an area of well preserved ridge and furrow earthworks. Whilst no comparative image is provided for the second turbine we note that this also lies in a similarly well preserved area of cultivation remains. English Heritage can find no comment on this within the additional submitted documentation or the impact on these remains of the proposed development. In the previous response your authority was advised that you would need to consider if the significance of the heritage assets as a group is also derived from any relationship with the rural landscape in assessing if the turbine will cause any harm.</p> <p>English Heritage would therefore draw your authority's attention to the positive contribution which the remains of ridge and furrow make to the significance of the heritage assets in Brentingby and advise that the significance of and potential impact on these non-designated archaeological remains should be addressed by the applicant in order to meet the information requirements of the NPPF [paragraph 128]. English Heritage disagree</p>	<p>Please see above for full commentary on Heritage matters.</p> <p>The application has been amended and no longer proposes two turbines. The additional comment from English Heritage has not acknowledged this change in the proposal. The turbine to the south, closest to the village of Brentingby has been removed; amongst other issues, this had the greatest impact upon the village and the setting of the listed buildings. The proposal seeks consent for one 50kW E-3120 turbine with a hub height of 36.4 metres, blade tip 46m to be sited to the north west of the village of Brentingby, 300 metres south of the B676.</p> <p>It is considered that the turbine due to size and location would not have a detrimental impact upon the setting of the heritage assets within the village of Brentingby therefore having neutral affect. The site visit revealed that due to the topography and that the listed buildings sit fairly low in the landscape within the village. That the turbine would not be readily visible from within the curtilage of the listed buildings or vice a versa. The Hall Farm’s buildings and farm yard separate the sites and neither buildings’ nor turbine would be viewable in the same viewing frame from public vantage points to the west, north and south. However views could be gained from the south as the land risers up towards Burton Lazars but there is natural screening around the village of Brentingby which reduces the viewpoints and any potential harm to the setting of the heritage assets.</p> <p>English Heritage disagree with the applicants assessment in relation to the wider setting and consider that the rural landscape would have made up the historic importance of the farm house and the church. This is not disputed however Hall Farm has evolved over time and modern day farming practices have dictated the need for more modern type buildings which therefore sit within the setting of the listed buildings. The turbine would be another asset of the farm in supporting the long term energy sustainability, assisting in reducing the carbon footprint of the farm. It is not considered that the siting of the turbine would impact upon the setting of the listed buildings for reasons set out above.</p> <p>Whilst the field of the proposed turbine contain Ridge and Furrow it is a typical feature of this area.</p>

with how narrowly the application draws the setting of the listed buildings in Brentingby.

English Heritage do not agree with the statement in the additional submitted Appendix 2 that the value of the Grade II listed farmhouse is not dependent on the wider countryside, since by its nature the farmhouse derives some of its significance from the land within the farm from which it derives its economic base. Similarly we disagree with the narrow approach to the setting of the grade II listed church which is downplayed due to the relative height of the tower when compared to the current height of surrounding trees. This does not take account of the importance which a church of this date held within a settlement, nor its relationship with the surrounding agrarian landscape which supported the population of the hamlet and would have formed the congregation of the church.

The survival of cultivation remains relating to the medieval settlement of which the Church of St Mary was the focus make a strong contribution to its significance and setting. The remains of the church which stands today, adapted for residential use, date from the early 14th Century; however excavations have revealed that it stands on the site of an earlier building, assumed to be a single roomed church, built between the 10th and 12th centuries and therefore providing evidence of the prolonged history of rural settlement in and around Brentingby supported by the surrounding agrarian landscape as evidenced by the survival of ridge and furrow. The prolonged history of the settlement and its continuing involvement with the surrounding rural landscape is further narrated through the presence of the 17th Century farmhouse possibly on the site of an earlier medieval manor house.

Field systems are ubiquitous features of the British countryside. These archaeological remains represent a physical manifestation of farming, both animal husbandry and cultivation, from its prehistoric origins to the present day. Ridge and furrow may be the most characteristic and widely recognised feature of open-field farming systems, though it is not unique to this class or period. This is the practice of ploughing individual strips to form patterns of ridges flanked by furrows - reinforcing the separate nature of the strips and facilitating good drainage. Ridge and furrow preservation was very much more extensive in this area than it is today. Having been extensively denuded across the Midlands since the Second World War it is now an increasingly rare archaeological resource and in our view, every effort should be made to preserve good examples of these historic cultivation remains, particularly where they form part of the setting of a known settlement as at Brentingby.

The field has not been ploughed for a great number of years and remains in the strict control of the Higher Level Stewardship. The County Archaeologist has been consulted and has no objection to the proposed mitigation, which can be secured by a condition.

The energy production of the turbine is estimated to be 126 MWh which will feed into the farm to assist with reducing the carbon footprint of the farming practice. This amounts to a saving of 63 tonnes of CO₂. The annual consumption from the farm during 2014 was 41,604 kWh although it was a mild winter. The energy produced would meet all of the farms needs and will assist to meet the governments renewable energy targets which aim to reduce the UK's carbon dioxide emission by some 60% by 2050 with real progress by 2020

It is considered that the installation of a turbine to secure long term energy sustainability for the dairy farm whilst aiding to its long term sustainability financially, would not have a detrimental impact upon the setting of heritage assets in the vicinity. This conclusion has been balanced on the information submitted in response to English Heritage concerns, a site visit and the professional advice of the Council's Conservation Officer.

<p>English Heritage would query whether alternative sites for the turbine have been considered which might potentially reduce the direct physical impacts on these non-designated archaeological remains which contribute positively to the significance and setting of the designated heritage assets in Brentingby. English Heritage repeat our recommend that your authority follows the guidance of the Principal Planning Archaeologist with respect to the potential for, potential impact on, and treatment of any undesignated archaeological remains on the proposed development site.</p>	
<p>Freeby Parish Council – Objects</p> <p>Impact upon Landscape and character of the area.</p> <p>The proposal is contrary to the local plan policy OS2</p> <p>The turbines would be very visible from the B676. The view to the south of this road is, particularly unspoilt. It provides a unique and beautiful view over the Burton Flats to the dramatic skyline of Burrough Hills with its Iron Age site of national archaeological importance in the background. This view is designated as an Area of Particularly Attractive Countryside in the Local Plan. There is no modern development visible to affect this ancient view. Both wind turbines would have a very detrimental impact upon this scene. In addition, access into Melton Mowbray along the B676 provides the traveller with a beautiful approach to the town which can only help local tourism. This should be preserved. In this respect Freeby Parish Council feels this would mean that the siting of these turbines would be in contravention of paragraph 109 of the National Planning Policy Framework, which states that such landscapes should be protected and enhanced.</p> <p>Heritage</p> <p>The village and the area are particularly unspoilt. The siting of the one turbine closest to the village will detract from this unspoilt rural setting particularly on the approach into the village and have a detrimental impact on this. The village contains 2 listed properties and it is unclear from the evidence submitted the exact effect the turbine closest to the village would have on these.</p>	<p>The comments received were in reference to two turbines being proposed. No further comments have been received in relation to the amended proposal for one turbine.</p> <p>The application is considered to be contrary to Local Plan Policy OS2. However, the application needs to be considered in terms of the Development Plan as a whole and the NPPF (see above in respect of the relationship between policy documents). The issue of compliance with Policy OS2 is required to be balanced against the need for Local Planning Authorities to support the delivery of renewable energy.</p> <p>There is no argument that the turbine would not be visible, nor introduce a new feature into the landscape. However, this on its own is not considered a reasonable ground for refusal and it is the harm on the landscape that will need to be assessed. Guidance in the NPPF states that this would need to be significant. The site has no national designation and the reference to Area of Particularly Attractive Countryside is no longer a saved policy. The Leicestershire Historic Landscape Characterisation places the wind turbine site within the area known as Fields and Enclosed Land, a classification which dominates rural Leicestershire. The landscape has no special designation and is characterised as pastoral farmland (Melton’s Historic Landscape Character Assessment 2006). The NPPF paragraph 115 advises <i>that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty</i>. It is not considered that a medium turbine sited in this location would have a significant harm on the landscape.</p> <p>The turbine closest to the village has been removed from the proposal. Matters relating to heritage are considered above.</p>

Impact upon Residential Amenity.

West End Farm and Woodend Farm occupy rural sites enjoying unspoilt views. The siting of the wind turbine closest to the village would have an overpowering impact which would be detrimental to the amenity of the occupants of these properties.

Impact upon Ecology

The wind turbine nearest to Brentighby is to be sited in a field which has been identified as a Local Wildlife Site. Both are also very close to SSSI's. Policy C13 states that permission will not be granted for developments which adversely affect these such sites unless there is no other site which is suitable for the purpose and an overriding national need can be demonstrated. We feel the proposed development is in contravention of this policy.

Highway Safety

There are frequent accidents along the stretch of the B676 from the Brentingby top into Melton Mowbray. We are concerned that the distraction of the moving turbine blades together with the flicker effect could make this section of road even more dangerous.

The majority of comments received from local residents have been objections.

Comments on the additional information:

The additional information seeks to prove that the impact of the wind turbines on Listed Properties will be, in the main, low. The Parish Council feels however, that the long list of these historically important buildings, which are in close proximity to the wind turbine sites, emphasises that this area is one with considerable heritage value. The Parish Council feel that the appearance of this area should be enhanced and preserved and not detracted from. Whilst progress and the use of modern technology and development is generally desirable, it should not be at the expense of this heritage. The scale of the proposed wind turbines would greatly impact upon the area and landscape, in particular regards the view across the countryside both from and to the Iron Age fort on Burrough Hill.

The view across the valley is unspoilt and the proposed wind turbines would dominate the landscape if they were to be installed. This landscape is undulating and very typical of East Leicestershire and provides an extremely attractive approach to the traditional market town of Melton Mowbray. If these large moving structures are installed then this will be ruined.

No one has a 'right to a view' however matters relating to residential amenity are matters for consideration such as impact resulting from noise. Both properties are at the acceptable distance to not be unduly impacted upon from any resultant noise. Conditions can be imposed to safeguard residential amenity.

The site of the proposed turbine is not within a SSSI and policy C13 is not relevant. Consultations have been undertaken with Statutory consultees in relation to ecology and no objections have arisen.

The Highways Authority has been consulted and raises no objection to the proposal. Shadow flicker only occurs within buildings and is further dependent upon the existence of a suitably orientated, narrow window, and is weather dependent

Noted. Twenty objections have been received to the original proposal with further three comments received in relation to the amended proposal.

Matters relating to Heritage are considered above.

Burrough Hill is the highest viewpoint in the Borough and views for many miles can be gained from that vantage point. The turbine of this proportion would diminish in long range views and would become another feature within the landscape.

This landscape has no 'special' designation. The policies contained within the Local Plan relating to 'Area of Particular Attractiveness' was not saved and the designation no longer exists. It is considered that the landscape is capable of absorbing the turbine. The benefits arising from the energy production is considered to outweigh the limited degree of harm on the landscape resulting from the proposal which is reversible.

<p>Freeby Parish Council considers that the additional information which has been submitted only emphasises the heritage value of the area, giving weight to the argument that the proposal should be refused permission.</p> <p>No Environmental Impact Assessment has been submitted with the application. As there are two turbines within the application.</p>	<p>The development is not considered to require an Environmental Impact Assessment as it falls outside of the thresholds for requiring one.</p>
<p>MOD – No objection, subject to a condition requiring a 25 candela omni-directional red lighting or infrared aviation lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point.</p>	<p>Noted. The principle concern from the MOD is obstruction to the air traffic control and air defence radar installations. Whilst they have no objection to the erection of these wind turbines in this location they wish to be notified of the installation start and completion dates along with the height of the construction equipment and the longitude and latitude of the turbine. The information will then be plotted on flying charts so that military aircraft can avoid the area.</p> <p>This can be imposed by means of a condition.</p>
<p>National Air Traffic Service</p> <p>The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.</p> <p>However, please be aware that this response applies specifically to the above consultation and only reflects the position of NERL (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.</p> <p>If any changes are proposed to the information supplied to NERL in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.</p>	<p>Noted.</p>
<p>East Midlands Airport – No objection</p> <p>The proposed development has been examined from an aerodrome safeguarding aspect and does not conflict with safeguarding criteria. Accordingly, this department has no safeguarding objection to the proposal.</p>	<p>Noted.</p>

<p>Arqiva – No objection.</p> <p>Arqiva is responsible for providing the BBC and ITV’s transmission network and is responsible for ensuring the integrity of Re-Broadcast Links, and also protect its microwave networks. Arqiva has considered whether this development is likely to have an adverse affect on our operations and have concluded that we have no objection to this application.</p>	<p>Noted.</p>
<p>MBNL (on behalf of Ericsson)</p> <p>MBNL have no microwave link within 200m and no mast within 500m of your proposed wind turbine location and therefore have no objections to the proposal.</p> <p>Please note, if any of the details of the application, particularly the location or size of the turbines should change, it will be necessary to re-evaluate the proposal. Any changes made to the proposed site location of any turbine, will require a further desktop study to re-confirm the minimum clearance criteria set within the MBNL guidelines.</p>	<p>Noted.</p>
<p>Vodafone – no objection</p> <p>The nearest Vodafone link is approx..4.8Km away from your proposal which does not pose a threat to the VF ATP microwave network.</p> <p>Please note that Vodafone specify a 100m minimum separation from turbine to link.</p>	<p>Noted</p>
<p>Joint Radio Company</p> <p>Cleared with respect to radio link infrastructure operated by:-</p> <p>Western Power Distribution (Midlands) and National Grid Gas Networks and Network Rail</p> <p>In the case of this proposed wind energy development, JRC does not foresee any potential problems based on known interference scenarios and the data you have provided. However, if any details of the wind farm change, particularly the disposition or scale of any turbine(s), it will be necessary to re-evaluate the proposal.</p> <p>In making this judgement, JRC has used its best endeavours with the available data, although we recognise that there may be effects which are as yet unknown or inadequately predicted. JRC cannot therefore be held liable if subsequently problems arise that we have not predicted.</p> <p>It should be noted that this clearance pertains only to the</p>	<p>Noted. JRC analyses proposals for wind farms etc. on behalf of the UK Fuel & Power Industry and the Water Industry in north-west England. This is to assess their potential to interfere with radio systems operated by utility companies in support of their regulatory operational requirements.</p>

date of its issue. As the use of the spectrum is dynamic, the use of the band is changing on an on-going basis and consequently, developers are advised to seek re-coordination prior to considering any design changes.	
Network Rail – No objection	Noted.

Representations:

A site notice was posted and the immediate neighbouring property consulted. As a result 20 letters of representation from 19 households have been received to date. 1 letter of support has been received. **Following amended plans a further 3 letters of objection has been received reiterating earlier objection.**

Representation	Assessment of Head and Regulatory Services
<p>Visual Impact and Landscape</p> <p>It will be highly visible from the B676 where there is an magnificent unspoilt rural view across the wooded valley to the Little Dalby church and Burrough Hill with its Iron Age Fort.</p> <p>Damage the character of the landscape & wildlife habitats</p> <p>This is in appropriate place for siting wind turbines. There is a chance of noise pollution and aesthetically displeasing to see. A waste of tax payers money.</p> <p>They will be a blot on the landscape.</p> <p>The infrastructure requirement for the turbines will present considerable disruption to the local area.</p> <p>Allowing wind turbines to be erected will set a precedent which will encourage the development of further wind turbines in the area.</p> <p>Wind turbines will destroy the natural beauty of the area.</p> <p>The size of the turbines and cumulative impact they will have coupled with the Waltham TV Mast will have a detrimental impact on the character of the low lying landscape and character of the countryside which we must protect.</p> <p>Too big and would introduce new and prominent features into the open countryside, and do not respect the remoteness or tranquillity and the quiet enjoyment of the countryside, contrary to the NPPF</p> <p>The track to the turbine would be incongruous with the countryside character.</p>	<p>The NPPF is clear in its guidance that Local Planning Authorities should approve planning permission unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits” (emphasis added). Therefore, when considering the impact on the surrounding landscape of the proposal this needs to be the key consideration.</p> <p>The NPPF then sets out guidance in relation to conserving and enhancing the natural environment. Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by; ‘protecting and enhancing valued landscapes, geological conservation interests and soils’. Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.</p> <p>The size and weight of the components for this model of turbine means that no permanent trackway is required. The track would be a metal temporary construction and would be brought on to site and removed at the end of the construction phase.</p> <p>Whether the visual impacts caused by the turbine is considered acceptable is a matter of judgement. However officers’ judgement in this instance is, on balance, that the proposal would not have an impact on the visual environment to such an extent as to warrant refusing planning permission.</p>
<p>Impact Upon the Enjoyment of the Countryside:</p> <p>The turbines would be unsightly and will deter visitors from visiting the tourist attractions in the town.</p>	<p>There is no current evidence to show that the development of wind turbines would have an adverse impact on recreational and economic activities. There is also a lack of evidence as to whether wind</p>

<p>The landscape is rural & unspoilt with a network of footpaths & rights of way nestling between Brentingby, Burton Lazars & Melton Mowbray. The area is used by many people for their leisure time and both turbines will be clearly visible to all spoiling what should be an enjoyable experience in the countryside.</p>	<p>farms attract or reduce the number of visitors to an area and therefore it is considered unsustainable, in evidential terms, to refuse planning permission on these grounds.</p> <p>The Pubic Rights of Way Officer has been consulted and raises no objection to the proposal.</p>
<p>Impact upon Heritage:</p> <p>The track will impact upon the ridge and furrow land.</p> <p>These structures would affect the "setting" of two listed buildings</p>	<p>Matters relating heritage assets and mitigation of the track on the ridge and furrow are discussed above.</p>
<p>Impact upon Residents</p> <p>Concerned that the turbine will be noisy and will affect the ability to sleep</p> <p>We both suffer from tinnitus and are anxious that any noise from the turbines will aggravate this hearing condition causing us both distress & preventing us from enjoying our home, garden and surrounding area</p> <p>Wind turbines will generate considerable noise pollution on a low frequency.</p> <p>Wind turbines are an eyesore to people living in the surrounding area who would be affected by the noise from them.</p> <p>the UK Noise Association recommends turbines should have a 1 mile set-back from any residential property</p> <p>It is too big and too near to us, at Woodend Farm, Brentingby and our neighbours at West End Farm, Brentingby</p> <p>The turbines will also have adverse impacts on the local amenity of people living in Brentingby itself, due to their proximity to the village.</p> <p>Shadow flicker and noise will affect residents</p>	<p>There are a number of residential properties within the immediate area of the proposed turbine as identified above in assessing potential noise impacts. Due to the separation distance it is not concluded that the residential amenities will be adversely affected from noise which is a primary concern when debating side effects resulting in possible health impacts.</p> <p>There is currently no set back distance set within policy.</p> <p>The turbine would sit to the north west of the both residents at a distance of approx. 520 metres. The turbine will be visible but it is considered that its presence would not reduce the residential amenity to an unacceptable level and conditions can control any potential noise impact upon the residents.</p> <p>Potential for shadow flicker cannot arise at any property beyond ten rotor diameters nor can it affect any closer property unless it is within 130 degrees either side of north relative to the turbines. It only occurs within buildings and is further dependent upon the existence of a suitably orientated, narrow window, and is weather dependent.</p>
<p>Impact upon Ecology</p> <p>The turbine would be in the flight path of Wild Geese</p> <p>The turbine would be within the local wildlife site and will cause a huge amount of damage & destruction to the wildlife habitats mentioned including the removal of a</p>	<p>Please see commentary above in relation to ecology and the local wildlife designation.</p>

<p>length of roadside hedge to allow articulated lorries to turn off Main Road, Brentingby.</p> <p>They would spoil the area adjacent to an SSSI</p>	<p>The SSSI designation is along the river corridor and the proposed turbine is some distance away.</p>
<p>Efficiency and Economics</p> <p>The CO2 emissions and Carbon Particulates created in the construction of these (Concrete and Steel) means that these are not carbon neutral. For example every ton of Cement made creates 800 Kilos of Carbon Particulates.</p> <p>It is not about cheap energy but making profits for the wind turbine companies</p> <p>Wind turbines are not an efficient way to generate power and cannot be operated on an 'on demand' basis.</p>	<p>Noted. The NPPF encourages LPA's to consider renewable energy proposals in a positive light. This proposal will produce additional renewable energy which would help to meet the Government's renewable energy targets which aim to reduce the UK's carbon dioxide emission by some 60% by 2050 with real progress by 2020. The energy production of the turbine is estimated to be 126 MWh which will feed into the farm to assist with reducing the carbon footprint of the farming practice. This amounts to a saving of 63 tonnes of CO₂.</p> <p>The NPPF clearly states that Local Planning Authorities should not require applicants for energy developments to demonstrate the overall need.</p>
<p>Access and Highway/Railway Safety</p> <p>The turbine would be close to the railway tracks and could have a negative effect upon the train drivers who would be apply brakes when entering Melton whilst their mobile communications could be disrupted.</p> <p>The access off the B676 is not suitable for large HGV's. No indication has been give as to what size lorries would be used to transport the turbine.</p> <p>The lane into Brentingby is narrow in width and not suitable for large vehicles which would damage the grass verges.</p>	<p>Network Rails has been consulted and have not raised any objection. The safeguarding of the communications and signals is the responsibility of the Joint Radio Company. They too have been consulted and has assessed the proposal in relation to the network links and found that there would be no interference and have therefore not objected.</p> <p>The transport and access statement has identified the type of vehicles required for transporting the turbine. The Highways Authority has no objection.</p>
<p>Other Matters</p> <p>The photomontages are in adequate and none have been provided from Brentingby Hill or the layby on Saxelby Road which are much closer to the turbines.</p> <p>We object to the building of these 2 150 feet wind turbines due to the potential of de-valuation to properties making it difficult to sell.</p> <p>Wind turbines in the Melton Borough Council area have proliferated recently. The Council ought not to give permission for any more turbines until the new government guidance has been produced.</p>	<p>Three photomontages were originally submitted followed by an additional seven to assess impact upon Heritage Assets. Photomontages are only one way of assessing impacts and site visits provide a more realistic assessment of the landscape.</p> <p>Matters relation to property prices is not a material consideration.</p> <p>The Council has a duty to consider all planning applications put before it and cannot delay determining planning applications until policy emerges.</p>

Conclusion

The proposal is considered to be supported in terms of principle by national policy in the NPPF as contributing to the wider aims of encouraging renewable energy and de carbonising the economy. It is also considered that the proposal will not adversely affect the character and appearance of the area or the setting

of any designated heritage asset to an extent that it is regarded as unacceptable within national guidance. In terms of the landscape, guidance in the NPPF puts the emphasis on protecting international and nationally designated sites such as National Parks. It is considered that whilst there is the need for a balance between the interests of renewable forms of energy, heritage and landscape issues, in this instance the impact would be limited in extent on the landscape, although the landscape is unspoilt it is not one that attracts protection through its designation, in the manner explained in the NPPF. Accordingly, the balance of these issues is considered to favour the installation of a single wind turbine.

The site is considered to have adequate access arrangements and to pose no risk to highways users. Having considered all the issues, in this instance, the proposal is considered on balance to be acceptable and is therefore recommended for approval.

RECOMMENDATION:- Permit, subject to conditions.

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details
3. No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. No development shall take place other than in accordance with the Written Scheme of Investigation.
4. The Applicant must notify the Local Planning Authority in consultation with the MOD and East Midlands Airport of the date construction starts and ends, the maximum height of construction equipment; the latitude and longitude of the turbine.
5. By the end of 25 years from the first generation of electricity from the development to the grid all surface elements of the development shall have been removed from the site and the land reinstated in accordance with a scheme which shall be approved in writing by and submitted to the Planning Authority for approval not later than 12 months prior to the expiry of the said period of 25 years.
6. If the wind turbine fails to produce electricity to the grid for a continuous period of 12 months, the wind turbine and its associated ancillary equipment shall be removed from the site within a period of 6 months from the end of that 12 month period unless otherwise be agreed in writing by the Local Planning Authority.
7. In the event that the wind turbine and its associated ancillary equipment are removed in accordance with condition 5 the land shall be reinstated in accordance with a scheme to be submitted and implemented as approved by the Local Planning Authority.
8. All works to hedgerows (including removal and replanting) should be completed outside of the bird-breeding season to protect any nesting birds.

9. At wind speeds not exceeding 10 metres per second, as measured or calculated at a height of 10 metres above ground level the wind turbine noise level at the boundary of the nearest non-associated residential dwelling shall not exceed:
- o during night hours (23:00-07:00), 43 dB LA90,10min, or the night hours LA90,10min background noise level plus 5 dB(A), whichever is the greater;
 - o during quiet waking hours (18:00-23:00 every day, 13:00-18:00 on Saturday, 07:00-18:00 on Sunday), 35 dB LA90,10min or the quiet waking hours LA90,10min background noise level plus 5 dB(A), whichever is the greater; and,
 - o at all times 45 dB, LA90,10min or the (day/night as appropriate) hours LA90, 10min background noise level plus 5 dB(A), whichever is the higher in respect of any house where the occupier is a stakeholder in the development,

Providing that this condition shall only apply to dwellings lawfully existing at the date of this planning permission.

10. At the request of the Local Planning Authority and following a valid complaint to the Local Planning Authority relating to noise emissions from the wind turbine, the wind turbine operator shall measure or calculate, at his own expense, the level of noise emissions from the wind turbine. The measurement and calculation of noise levels shall be undertaken in accordance with "The Assessment and Rating of Noise from Wind Farms", September 1996, ETSU report number ETSU-R-97 having regard to paragraphs 1-3 and 5-11 inclusive, of The Schedule, pages 95 to 97. The assessment methodology shall be approved by the Local Planning Authority prior to undertaking the detailed assessment.
11. Should the wind turbine noise level specified in Condition 9 be exceeded, whether or not identified as a result of the procedure set out at condition 10 above, the wind turbine operator shall take immediate steps to ensure that noise emissions from the wind turbine are reduced to or below such levels or less, and obtain written confirmation of that reduction from the Planning Authority is satisfactory.
12. No tonal element or distinct impulses (bangs, clicks or thumps) to the noise generated by the turbine involved in this development is to be audible at the boundary of the nearest non-associated residential property.
13. before first operations on site, mitigation measures are put in place to reduce conflict between construction traffic and non-vehicular public use of Lag Lane and Public Footpath E20. Details to be agreed with the Local Planning Authority.
14. Prior to first use of the development hereby permitted details of construction vehicles, their tracking at pinch points along the route (namely the site access and at the junction of Main Street/Saxby Road), and any necessary works to prevent overriding of the carriageway or damage to street furniture, shall be submitted to the planning authority for approval. Any such works shall be implemented prior to first use of the site
15. Before the development commences, details of the routing of construction traffic shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times.
16. Before first use of the development hereby permitted the access drive and any turning space shall be surfaced with tarmac, concrete or similar hard bound material, or temporary surfacing for a distance of at least 10 metres behind the highway boundary and shall be so maintained at all times.
17. At the time of the installation of the mast at the highest practicable point it shall be fitted with 25 candela omni-directional red lighting or infrared lighting with an optimised flash pattern of 60

flashes per minute of 200ms to 500ms duration.

18. The construction compound shall not be sited within any part of the local wildlife area.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of external appearance.
3. To ensure satisfactory archaeological investigation and recording
4. In the interest of aviation safety
5. To ensure that, on decommissioning, the site is reinstated in order to protect the character of the area.
6. To ensure that a redundant turbine is removed from site in order to protect the visual qualities of the environment.
7. To ensure that, subsequent to the removal of a redundant turbine, the land is reinstated in order to protect the natural and visual qualities of the environment.
8. In the interests of protected species and habitats.
9. In order to control noise in the interest of residential amenity.
10. In order to control noise in the interest of residential amenity.
11. In order to control the noise in the interest of residential amenity.
12. In order to control the noise in the interest of residential amenity.
13. In the interest of safety of the users of the public right of way.
14. To ensure construction vehicles do not cause damage to the highway and are able to access the sites
15. To ensure that construction traffic associated with the development does not use unsatisfactory roads to and from the site
16. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)
17. In the interest of aviation safety.
18. In the interest of Ecology

Officer to contact: Mrs Denise Knipe

Date: 20.08.14