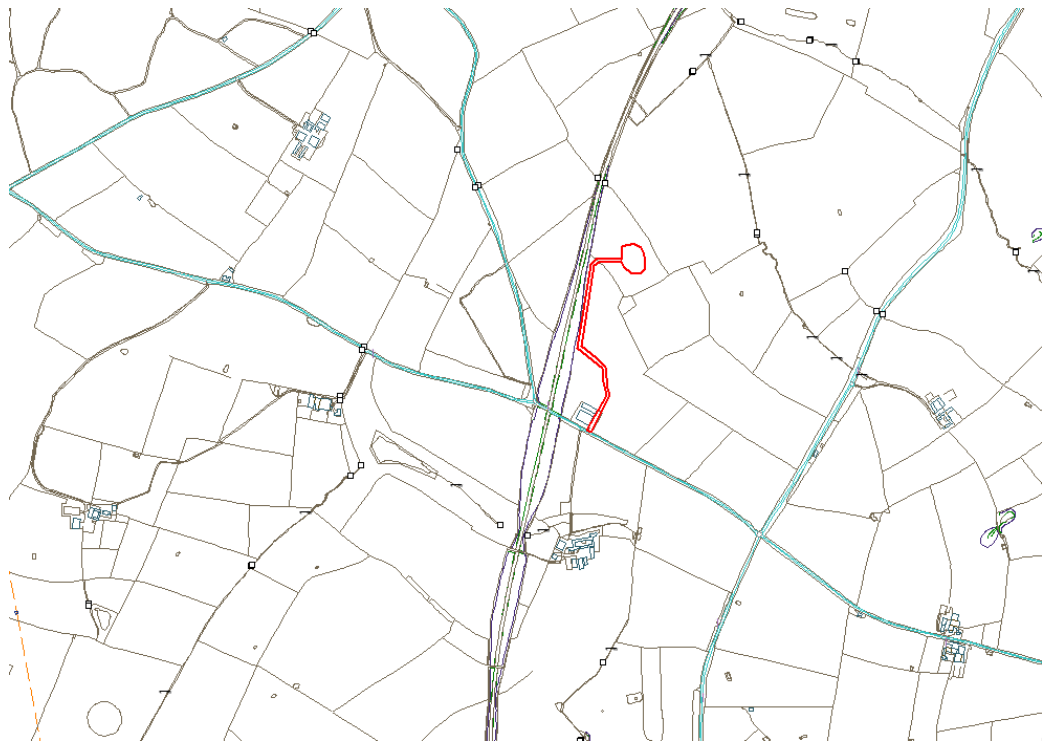


Reference: 12/00454/FUL
Date submitted: 05.07.2012
Applicant: Mrs H Tolton
Location: Park Farm, Klondyke Road, Thorpe Satchville
Proposal: Erection of single wind turbine with 50m hub height, temporary track and sub station
Field No. 0726



Introduction:-

This application seeks approval for the erection of 1 wind turbine with an associated transformer together with a temporary access track, crane pad and construction compound. The turbine is to be located within a field associated with Park Farm, which is a working farm. The proposal is to support the viability of the farm through selling the electricity produced to the national grid. The topography in this area is one of rolling hills with the position of the turbine being sited on the higher land in order to maximise wind generated power. The application site is part of the area classed as Melton 'Pastoral Farmland', a pleasant, rural, gently rolling lowland pastoral farmland landscape, generally well managed, with diverse field shapes and sizes, good hedges and scattered trees.

The turbine will have a hub height of 50 metres with a 54 metre blade diameter giving a total height from ground to blade tip of approximately 77 metres. The Turbine will have three blades each of approx. 27 metres in length maximum. The tower will be of galvanized steel and tapered in design and will be painted in a light grey or white colour.

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

- **Impact upon the character of the countryside and cumulative impact with other turbine developments**
- **Impact upon residential amenities**

The application is to be considered by the Development Committee due to the number of representation received.

Relevant History:-

09/00368/FUL – Permission granted for detached garage to the front of the farm house

07/00188/VAC – Permission granted for Removal of Condition 6 removeing permitted development rights from Planning Application 03/00991/REM

06/00152/FUL – Refused Extension to farm dwelling

05/00914/FUL – Refused Extension to farm dwelling

03/00991/REM – Permission granted for the erection of a farm dwelling

03/00261/OUT – Permission granted for the erection of a farm dwelling

02/00969/FUL – Application withdrawn for the erection of a farm dwelling

02/00445/GDOAGR – Approval granted for the erection of a steel portal framed agricultural building 18.3m x 12.2 m

01/00618/FUL – Permission refused to construct a new farmhouse to replace the current caravan living accommodation

00/00265/FUL – Permission granted for the siting of a mobile home as temporary accommodation.

Planning Policies:-

Adopted Melton Local Plan

Policy OS2 – planning permission will not be granted for development outside the town and village envelopes except for 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 Melton Local Development Framework Core Strategy (Publication) Development Plan document February 2012 is supportive of renewable energy development, accepting that it has a place in locations which support the resource but that it needs to be balanced against impacts in landscape and amenity terms.

East Midlands Regional Plan

Much of the region could be suitable for the location of wind turbines subject to a number of criteria, including visual impact and the cumulative effect of a number of turbines and their actual size.

Policy 1: Regional Core Objectives - seeks a reduction in CO2 emissions by, in part, maximising renewable energy generation.

Policy 40 – Regional Priorities for low carbon energy generation - promotes renewable energy and states that in establishing criteria for on-shore wind energy, Local Planning Authorities should give particular consideration to:-

- Landscape and visual impact;
- Effect on the natural and cultural environment;
- Effect on the built environment;
- No. and size of turbines proposed;
- Cumulative impact of wind generation projects, including ‘intervisibility’;
- The contribution of wind generation projects to the regional renewables target;
- The contribution of wind energy projects to national and international environmental objectives on climate change

The East Midlands Regional Plan (2009) requires that on-shore wind installations should increase capacity from 54MW to 175 MW) by 2020, with an interim target for 2010 of 122MW.

The National Planning Policy Framework was published 27th March and replaced the previous collection of PPS. It 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 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)

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>MBC Environment Health Officer – no objection</p> <p>The application was been supported by a noise assessment conducted by Wardell Armstrong, dated August 2011, in support of the Proposed Wind Turbine at Park Farm.</p> <p>The aim of the report is to determine whether or not noise target levels described in the ETSU Report “ The Assessment and Rating of Wind Farms” are likely to be exceeded. The ETSU report is generally accepted as being the reference document to be used for this purpose and this has been confirmed at Public Inquiries.</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>Having had regards to the submitted report the EWT DW54 Wind Turbine, as proposed within this application, it has been demonstrated that a turbine of this size would not require any mitigation as the separation distance from the nearest residential property; without financial interest in the proposals is further away than the recommended distance of 570m and therefore the proposal is considered to comply with the noise limits specified in ETSU-R-97 guidance.</p> <p>Accordingly in the case that this application is recommended for approval, subject to the suggested conditions relating to noise levels not exceeding the recommended allowances when measured at the boundary of the nearest non-associated residential property, and that no tonal element to the noise generated by the turbine is to be audible at the boundary of the nearest non-associated residential dwelling.</p> <p>Cumulative</p> <p>Two applications for wind turbines are being made concurrently, these are application 12/00260, Hall Farm, Thorpe Satchville and 12/00254, Park Farm, Thorpe Satchville.. The separation distances between the two turbines is in excess of 900m and consideration has been given to the likelihood of an accumulative effect on the noise output from them. The only residential properties located directly between them are Park Farm, Thorpe Satchville and Hall Farm, Thorpe Satchville, which are properties owned by the respective applicants, they therefore have an interest in their respective applications. Hall Farm is approx. 720 metres from the proposed turbine at Park Farm, and Park Farm is approx. 530 metres from the proposed turbine at Hall Farm. Accordingly it is not felt that the occupiers of either property would be detrimentally affected by the development of the other.</p> <p>In addition, Hillside, a residential property to the East of the two turbines is approx. 740metres from the proposed turbine at Hall Farm and 660 metres from the proposed turbine at Park Farm; Grange Farm, a property to the West of the two turbines is approx. 840 metres from the proposed turbine at Hall Farm and approx. 825 metres from the proposed turbine at Park Farm. Accordingly it is not felt that these properties would be subject to an accumulative effect of noise from the two turbines.</p> <p>It should be noted the information submitted in support of the respective applications indicate that the distances from the turbines at which noise reduces to 35dB La90 is 250m for the application 12/00460, Hall Farm and 567m for the application 12/00454, Park Farm.</p>	<p>The night-time noise limit (expressed as $L_{A90,10min}$) is an absolute minimum target level of 43 dB $L_{A90,10min}$</p> <p>The turbine is to be located within a parcel of land associated with the working farm. Due to the topography of the area being one of rolling hills the turbine will sit to the north of the farm dwelling in open countryside. The nearest residential dwelling is to the southeast of the site; Hillside, which is situated on the Great Dalby Road. The distance is approx. 660 metres away from the proposed turbine at Park Farm. Grange Farm (approx 825m) Gifford Lodge (approx. 890m) Capon Gate (approx. 1020m) sits to the west and southwest where the landscape consists of a changing topography and mature dense trees provide a high level of screening. The distances are greater than the recommendation distance for a turbine of this size and it is considered that a refusal based upon noise could not be substantiated in this instance.</p> <p>The Environmental Health Officer recommends acceptance of the findings of the report. In order to provide reassurance, The applicant is in the process of providing an assessment in regards to cumulative in respect of the closest residential property – Hillside Cottage however given the separation distances it is considered that the combined noise levels arising from the Proposed turbine at Hall Farm together with the Proposed Turbine at Park Farm would not exceed the ETSU target levels.</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>The NPPF includes footnote 17 which states that in determining application for wind developments LPA 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>
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<p>MBC Conservation Officer – No objection.</p> <p>The closest settlements are Thorpe Satchville (1.2 Km away) and Great Dalby (1.4 Km away). Thorpe Satchville does not have a designated conservation area but has a long history. There is only one listed building namely the Church of St Mary but several other non designated heritage assets. Great Dalby however does benefit from a designated conservation area as well as several listed buildings etc.</p> <p>It is considered that although the turbine will be viewed from certain points within both villages, the turbine site is sufficiently distant from both villages so as not to directly affect their settings nor those of individual heritage assets.</p> <p>The turbine will be visible from Burrough Hill Scheduled Monument but the bottom section is screened behind a belt of mature trees and as such its overall impact is lessened to degree.</p> <p>The landscape in the immediate area of Park Farm has apparently undergone minimal changes throughout the years, although some electricity pylons are evident. The area as a whole displays subtle variations which include unchanged remote and pastoral landscapes.</p> <p>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 villages of Thorpe Satchville and Great Dalby.</p> <p>That said the Conservation Officer is content that both villages are sufficiently distant so as not to present any such concerns in terms of the settings of heritage assets. Likewise the wind turbine is relatively small in real terms being only 77 metres to the tip of the blade and 50 metres to hub, which will serve to lessen its impact. Distant views from Burrough Hill are also partially screened further reducing the impact</p> <p>One concern is the potential cumulative effect of this proposal in conjunction with a similar proposal for a smaller turbine locally, however as things currently stand this single turbine however presents no particular issue in the landscape with the existing turbines at Moscow Farm. Likewise it is the Conservation Officers view that the positioning of the individual turbines has sufficient separation to minimise the cumulative effect.</p>	<p>The turbine is to be located in a parcel of land that forms part of the agricultural holding for Park Farm, which is free from structures and buildings but is bound by a hedging, mature trees and a small coppice. The field is located between the villages of Great Dalby and Thorpe Satchville with access to the site is via the farm yard. The roadside hedges are high and are punctuated with mature trees, which provides a higher level of screening within the natural environment.</p> <p>Burrough Hill Fort is a Scheduled Ancient Monument and forms the highest view point within the Borough. Views from here stretch over the borough and neighbouring authorities. From this advantage point; along with other higher approach roads within the borough, the turbine will be visible however as noted by the Conservation Officer the base of the turbine will be screened from the tree belt and mature trees around the area. This is confirmed by the submitted photomontages taken from Burrough Hill Fort which show all three blades being visible only, in distant views.</p> <p>The turbine will have a hub height of 50 metres with the three blades measuring a maximum of 27 metres which will give a base to tip height of approx 77 metres. In that regard the turbine will be highly visible in the landscape. However short range views are considered to be limited due to the rolling topography which limits views of the turbine from immediate road network and settlements.</p> <p>The village of Thorpe Satchville is to the south of the site approx. 1.2 miles away. It is not considered that the turbine will be viewed from the centre of the village, where St Mary Church (Listed Building) sits. This is due to the topography sloping to the south leading to the village of Twyford which sits within a dip before rising up leading out of the borough towards Twyford and Market Harborough. The turbine is not considered to have a detrimental impact upon the setting of the listed building which is well screened by other buildings and mature trees.</p> <p>Great Dalby lies to the north approx. 1.4 miles away from the site. The turbine will be visible from some view points at the edge of the village where, as in the centre, it will be completely obscured by the buildings.</p> <p>A further application is currently pending at Hall Farm which is also along Klondyke Lane, almost opposite Park Farm. The application 12/00460/FUL proposes a smaller turbine which will have a hub height of 36.4 metres, and three blades each</p>
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approximately 9.6 metres in length giving a total height from ground to blade tip of approximately 46 metres. The turbines will have a 'straight line' separation distance over 900 metres. The turbine on Hall Farm is to be sited behind the dwelling and outbuildings over the ridge.

There are two 18m hub height two bladed turbines operational at Moscow Farm which is to the east of the site approx. 2 km away. Whilst they are visible from the proposed location of the turbine for Park Farm they are not easily viewed from the farm itself due to the mature trees running along the field boundaries within the hedgerows.

Being visible is not a reason for refusing wind turbine proposals as by nature they are visible. An assessment is needed to establish if there would be a degree of harm. The cumulative impact of proposed wind energy proposals is required to be assessed and if harm is 'substantial' then a refusal may be justified. In the case of the proposed turbines it is considered that the topography greatly assists in minimising harm on the local landscape. When viewing from Great Dalby the cumulative impact is considered to be negligible as the smaller turbine at Hall Farm will be visible in the distance over the ridge beyond the larger turbine at Park Farm. Turbines at Moscow Farm will not form part of the 'viewing frame' being located to the far east.

It is considered that cumulative impact from Thorpe Satchville village will be acceptable given that that the larger turbine is further away from the village and will be visible in the back drop of the smaller turbine at Hall Farm. The Moscow Farm turbines are not visible from this location.

Inevitably all of the turbines will be visible from long distance views from Burrough Hill Iron Age Fort and from many of the higher approach roads in the Borough. However it is considered that they are sufficiently separated and are all of varying sizes to not have a detrimental cumulative impact. Following concerns in regards to cumulative additional Photomontages have been submitted looking at the turbines from Great Dalby and Burrough Hill Fort. This confirms that the long distance views will not be significantly affected by the erection of either turbine which will be viewed within the wider landscape of the borough.

This application requires a balanced judgment as to the impacts on designated heritage assets, landscape and the benefits of the proposed development. As stated by the Conservation

	Officer there is no objection to the proposal in relation to the setting of the Conservation Area at Great Dalby, designated listed buildings in either settlement or the Scheduled Ancient Monument site. The turbine could produce enough electricity to power all the dwellings in Thorpe Satchvill and Old Dalby this contributes to the strategic and national energy targets for renewable energy.
Civil Aviation Authority – No objection	Noted. The turbine is below the 300ft height scale so no mitigation is required.
NATS – No objections 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. 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	Noted.
East Midlands Airport – No objection from a safeguarding view point. Requests the imposing of a condition that the applicant notifies the authority within one month of the turbine commencing operation so that the locations can be charted to assist with cumulative assessments.	Noted.
Ministry of Defence – No objection. The MOD has no objection to the proposal, subject to them being informed of the date construction of the turbine starts, the maximum height of the construction equipment and the latitude and longitude of every turbine. As of 17 July 2012, the MOD has ceased safeguarding the Primary Surveillance Radar at RAF Cottesmore from wind farm development proposals.	Noted. In the interests of air safety, the MOD requests that the turbine is fitted with aviation lighting. The turbine should 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 at the highest practicable point. A condition is therefore requested to be imposed should permission be granted.
LCC Footpaths –No objection From a safety point of view the proposed location is a minimum of 250m from the nearest footpath, this is more than 3 x fall-over distance and well beyond the recommended minimum distance. It is considered that the presence of the turbine will not be a deterrent to users of the footpaths in the area.	Noted. Footpaths D60 and D98a are in the vicinity, to the east and north of the proposed siting of the turbine. It is considered that neither will be directly affected by a turbine in this location.
LCC Highways Authority – No objection subject to the imposing of conditions requiring a traffic management scheme and that any repairs to the highway are carried out by the applicant.	Noted. The most significant traffic impact of the development will be during the construction and decommissioning stages. Traffic associated with the operational stage would under normal circumstances

	<p>be confined to a site visit by car or light van 3 or 4 times a year.</p> <p>Long vehicles will be required to transport the components to the site. The proposed route to the site for the abnormal load movements would be from the A1 using the A47 West, B6047 North to arrive at Klondyke Lane. A track along the boundary of the adjacent fields will be created using crushed stone.</p> <p>No objections have been received from the highways authority in regards to highway safety relating to the transportation of the turbine. The highway network is considered accessible by long vehicles.</p>
<p>Natural England – No objection</p> <p>Natural England are satisfied with submitted Ecology Reports and have requested no further survey work. They advise that Buzzards are intelligent creatures and would fly away from turbines as opposed to flying into them</p>	<p>Following notification of sighting of Buzzards in the area from local residents Natural England were consulted.</p> <p>Comments Noted</p>
<p>LCC Ecology – No objection</p> <p>Concerns raised in relation to the bat population given that the turbine would be located within 50 metres of a hedge. Natural England has produced a Technical Information Note TIN059 to help developers understand the ecology considerations.</p>	<p>Following the consultation response the developer has proposed to remove the inner field hedge and replant further away to mitigate against any harm to the bat population. The hedge is of low ecological value and does not form an outer boundary or roadside hedge and is not considered to be of any great significance. However in order to protect nesting birds its removal should be outside of the nesting season and this will form a condition should approval be granted.</p> <p>No objections have been received by the Ecologist or Natural England in regards to the hedge removal or the installation of the wind turbine.</p>
<p>LCC Archaeology – No objection</p> <p>Appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates that the application site lies in an area of archaeological interest, with the potential to preserve as yet unknown heritage assets. To both west and east of the application site archaeological remains of the later prehistoric and Roman periods have been located (Roman finds (MLE5927), c. 250m to west; Roman occupation site (MLE5928), c. 200m to east and Iron settlement site, c.500m southeast (MLE8649)).</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. This should be secured by condition.</p>	<p>Noted.</p>

<p>Twyford and Thorpe Satchville Parish Council – Object</p> <p>The Parish Council wishes to strongly object to both of the proposals (Park Farm and Hall Farm) on the grounds that they are visually intrusive & not in keeping with the character of the area</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.</p> <p>As mentioned above the turbine for Park Farm will be located in a parcel of land to the north of Klondyke Lane. To the west is a disused railway embankment which contains dense mature trees and Thorpe Trussels which providing a high level of screening of the site from the west. The field boundaries are high hedges and mature trees. The topography is one of rolling hills which will reduce visual impact to intermittent views through the hedgerows within the immediate vicinity. This reduces the impact to views of the turbine blades.</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>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 and no cumulative impact will arise from the neighbouring application at Hall Farm. 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>
<p>Burton and Dalby Parish Council – Object</p> <p>The turbine will be an eyesore and very visible spoiling what is a great view. It is considered too big for the size</p>	<p>Noted. Please see commentary above.</p> <p>The size of the turbine has been chosen to maximise energy production which will be in the region of</p>

<p>of the farm it will serve.</p>	<p>500kW and stated to generate enough electricity to power 372 homes. The energy produced will be transported to the national grid and will help to achieve the national energy targets and will provide an additional income for Park Farm.</p> <p>The NPPF clearly states that Local Planning Authorities should not require applicants for energy developments to demonstrate the overall need.</p>
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Representations:

A site notice was posted and the immediate neighbouring property consulted. As a result 46 letters of representation from 33 households and 7 letters of support have also been received. The issues raised through representation are addressed below.

Representation	Assessment of Head of Regulatory Services
<p>Visual Impact and Character of the Landscape</p> <p>Too big and will be highly visible in the landscape</p> <p>The size of turbine is out of proportion to the surroundings and are an ugly intrusion</p> <p>It will introduce an alien feature to the area</p> <p>Not in keeping with the character</p> <p>It will be a blot on the landscape</p> <p>Visually intrusive and out of keeping with the character of the area</p> <p>It will be an eyesore for residents of Thorpe Satchville.</p> <p>The area has buildings of historical interest and public rights of way used by hikers and ramblers from which the turbines would clearly be seen and have a hugely detrimental visual impact</p> <p>The view point at the historically significant site of Burrough Hill Fort would clearly be adversely affected.</p> <p>Close to small villages which are mainly made up of older properties and the modern industrial look of the turbines is not at all in keeping with its surroundings</p> <p>Panoramic views will be diminished especially from Burrough Hill Fort and Tilton known as High Leicestershire</p> <p>Cumulative effect will be had should the proposal be approved</p>	<p>Please see commentary above.</p> <p>The application is supported with photomontages from various view points and following concerns in respect of cumulative impact; taking into account the neighbouring application at Hall Farm, these photomontages have been updated. The ZTV's show that whilst inevitably the turbine will be visible from some viewpoints it is not so significant to cause a demonstrable harm to the character of the area.</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>Turbine will tower above the surrounding landscape</p> <p>The turbine will be visually dominating</p> <p>The ZTV's used to support the proposal have been carefully sited to minimise the apparent height and are not a true representation.</p> <p>The turbine has not been sensitively located</p> <p>Will affect the landscape which is designated as an Area of Particular Attractiveness within the local plan.</p>	<p>The ZTV's provide one view point of many and are by no means the only form of information used to assess the visual impact. Site visits from various locations are also undertaken by the officer to assist with assessing the visual impact upon the landscape along with published studies relating to the local and historic landscape.</p> <p>The policy referred to is no longer a saved policy.</p>
<p>Impact upon the peace and enjoyment of the countryside</p> <p>Will reduce the desirability of using the public footpaths</p> <p>We regularly walk and cycle in this area, and consider that the tranquillity will be severely affected.</p> <p>The countryside should be protected and conserved and should have strict rules and regulations for development the same as within a conservation area or a listed building.</p>	<p>The footpaths are some distance away from the proposed location of the turbine which is situated in private agricultural land. The Rights of Way Officer has been consulted and raises no objection to the siting of the turbine which is in excess of their recommended 200 metre distance. It is considered that the presence of a turbine would not render the footpaths as being undesirable to walkers, cyclists or horse riders.</p> <p>Policy OS2 seeks to ensure that development in the countryside has special justification. It allows for agricultural developments and small scale commercial development. Should policy OS2 be satisfied the proposal will be assessed more detailed policies within the development plan. In the case of the proposal it is considered against policy C2 which supports farm diversification proposals providing it is ancillary to the main agricultural activity. The erection of a turbine in one of the fields will not impact upon the operation of the farm and grazing will still continue. The proposal is considered to be acceptable and whilst not fully according with the development plan policies the proposal is supported by National Policy in the benefits in renewable energy generation.</p>
<p>Impact upon residential amenities</p> <p>It is understand that the turbine should not be placed within 1 mile of residential property</p> <p>Too close to residential properties</p> <p>The siting is too close to the village and will cause noise, visual distress and danger to health.</p>	<p>The nearest residential properties which does not have a interest in the proposal area approx. 660 metres kilometre away from the proposed siting of the turbine. Gifford Lodge and Capon Gate sits to the northwest whilst Grange Farm sits to the southwest. The Thorpe Trussels and disused railway with extensive mature trees, sits between the sites which will limit views on to the site and the proposed turbine and is considered that it will not unduly affect the residential amenities of the nearby residents, through noise or being overbearing. This assessment is based upon the topography of the area and the dense screening through mature trees in the area.</p> <p>The site is sufficiently distant from both Thorpe Satchville and Great Dalby as to not give rise to</p>

<p>Will be visually dominated from Markham House and White Lodge which is under redevelopment being only 1.5 km away from the site</p> <p>Capon Gate is currently constructing a rear extension which will have balconies to over look the countryside. The turbine at Park Farm will seriously affect the outlook. The large blades will be visible over the tree tops and in winter months it will be more visible.</p> <p>Loss of view</p>	<p>noise nuisance. The Environment Health Officer has requested a condition which will safeguard residents should an issue arise, through malfunction of machinery.</p> <p>Markham House and White Lodge sit at the furthest end of the village with access from a gated road on the approach to Twyford. The properties are not visible from the village as they sit within a dip in the landscape. It is considered that the separation distances along with topography ensures that there would be no undue detrimental impact upon the occupiers.</p> <p>The dwelling is of over 1000 metres away from the proposed siting of the turbine and will be to the west of the site. The rear of the dwelling will over look the countryside, mainly to the north and it is considered that the turbine will not be in direct view from the balcony unless specifically looking across to the west towards the Thorpe Trussels. There are many trees contained within the Thorpe Trussles and along the disused railway embankment. During winter months the leaves will obviously fall but as the area is densely populated with trees full views will be limited. The turbine will be of grey or white colour which will assist with blending with the skies. It is not considered that the impact on residential amenity of this property is unacceptable.</p> <p>Loss of view is not a planning matter as it relates to private interests of individuals. Planning cannot be used to protect private interest as it is concerned with controlling development in the wider public interest. Visual impact upon the landscape is discussed elsewhere within the report.</p>
<p>Noise</p> <p>Believe that the turbines will make a whirring noise – this will cause a nuisance</p> <p>Noise can travel up to a mile and this is a quiet area with little traffic and no industrial noise. Residents will be affected.</p>	<p>MBC Environmental Health Officer, in association with the applicant’s noise consultant, concluded that the noise level at the nearest residential receptor will comply with the noise limit recommended in ETSU –R – 97 for a single turbine. A condition has been suggested in the interest of residential amenity with any likely problems associated with Amplitude Modulation.</p>
<p>Ecology</p> <p>Impact upon wild life</p> <p>Birds will be lost</p> <p>Foundations for wind turbines require the removal of huge quantities of earth which is replaced by tons of carbon emitting concrete causing harm to local wildlife and ecology.</p> <p>The ecology report seems to be based on a very small</p>	<p>The site has been assessed both by Leicestershire County Council Ecology and Natural England and meets the requirements of their policies with regards to the separation distances between turbines and hedgerows. No further ornithology surveys have been required and Natural England have also responded (above).</p> <p>It is considered that matters relating to ecology have been addressed and subject to conditions the proposal is considered to be acceptable.</p>

<p>survey on the area and does not report in any detail of the owls and buzzards in the area</p> <p>Buzzards, Owls, Bats, Kites and many other species are frequently seen in the area. Wind turbines are a cause of deaths of these animals due to striking the turbine and interfere with their flight paths .</p>	
<p>Impact upon Highway Safety</p> <p>In close proximity to the B6047 Thorpe Satchville / Great Dalby Road could cause an unnecessary distraction to motorists</p> <p>The section close to the sites of the proposed turbines has many blind crests and bends and is dangerous at the best of times. Large turbines of this nature naturally draw your attention and suddenly being confronted with the sight of one as you crest a blind summit at up to 60mph may not be ideal!</p> <p>The junction of Klondyke Lane onto the B6047 is dangerous</p> <p>No proper assessment has been made of the danger of ice throw from the blades onto passing pedestrians and vehicles</p> <p>Will cause a hazard to horse riders it is believed that turbines spook horses which could cause them to throw their rider</p>	<p>The turbine will be some distance from the junction to the B6047 being sited three fields away. As stated above the roadsides are bound with hedges and mature trees. This natural screening will limit views of the turbine from the approach roads.</p> <p>The topography of the site also limits the opportunities to view the turbine at any great length. Inevitably it will be noticeable, it will stand at a height of 50 metres to hub however it is considered to be sufficiently set back to not cause a distraction.</p> <p>The highways authority have been consulted and raise no objections based upon highway safety issues.</p> <p>The turbine is sufficiently set apart from any public area being located on private land.</p> <p>With regards to driver distraction/horse riders, PPS 22 companion guide advises on the issue of distraction to drivers and states: <i>“Drivers are faced with a number of varied and competing distractions during any normal journey, including advertising hoardings, which are deliberately designed to attract attention. At all times drivers are required to take reasonable care to ensure their own and others’ safety. Wind turbines should therefore not be treated any differently from other distractions a driver must face and should not be considered particularly hazardous. There are now a large number of wind farms adjoining or close to road networks and there has been no history of accidents at any of them”.</i></p> <p>In light of the above matters it is not considered that the proposal would cause any significant distraction to drivers/horse riders that could justify refusal on these grounds.</p> <p>The impact and effect on uses of the road network have been assessed by the Highway Authority, reported above. The Highway Authority are satisfied that the proposed would not create an issue for highway users.</p>

<p>Lack of public consultation</p> <p>Did not receive notification. Usually if development is happening in the village we get a letter</p> <p>The council should send out letters to all the villages to give them the chance to comment</p> <p>Villagers of Great Dalby have not been informed of the proposal.</p> <p>Why was this application not put on our village notice board for all to see and why so short a time to place any objections especially when it is peak holiday time and quite a number of residents are absent until after the cut off date</p> <p>Not given enough time to comment</p>	<p>Consultation has been undertaken in line with statutory Consultation procedures and within defined time frames as stipulated in planning law. Site notices were pinned to the entrance of the farm and the Parish Councils at Thorpe Satchville and Great Dalby were consulted in the interest of the wider public. The Council has no way of knowing who owns neighbouring fields and residential properties are some distance away from the site.</p> <p>This point has been forwarded to the Parish Council</p> <p>Notification periods have met requirements.</p>
<p>Impact upon Health and Safety</p> <p>Effects of wind turbines on physical and mental health, sleep disturbance / deprivation from low frequency noise</p> <p>Concerned that the turbine may increase health problems (fatigue, tinnitus and migraines)</p> <p>It has been reported by health academics that there are possible health impacts associated from living near to wind turbines. Health Issues can not be ignored.</p> <p>May have safety implications on air traffic being on the flight path for East Midlands and RAF Wittering</p>	<p>There is no evidence on which to base a rational health fear sufficient to justify the refusal of planning permission, or to seek greater separation between residential properties and turbines.</p> <p>Planning decisions are required to demonstrate and support with evidence that adverse affects will arise and it is not considered that evidence exists in this case to enable this. As such, it is not considered that it forms a ground to formally object.</p> <p>The relevant bodies have been notified and no objections have been received (see above)</p>
<p>Efficiency and Economics</p> <p>Sustainability of wind turbines is said to be questioned at the highest levels. The carbon footprint for installing and maintaining these structures is substantial and the requirement for backup oil powered support has to be seen to be set against their efficiency</p> <p>The planning statement is misleading in regards to the energy to be produced this would have to assume full operation over 24 hrs at 365 days a year. On-shore turbines across England achieve a load factor of about 20-25%.</p> <p>The “Green” credentials of the project are unfounded as they do not detail the CO2 required to build, maintain and decommission the structure.</p> <p>Not enough information has been submitted to assess net reduction of CO2. No judgement can be made in outweighing the impacts to the environment.</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 governments renewable energy targets which aim to reduce the UK’s carbon dioxide emission by some 60% by 2050 with real progress by 2020.</p> <p>The NPPF clearly states that Local Planning Authorities should not require applicants for energy developments to demonstrate the overall need.</p>

<p>The application does not put forward any special circumstances to warrant the need for the size and scale of the wind turbine when other renewable sources are available to the applicant</p> <p>A turbine of this size has large construction costs and brings into question the sustainability.</p>	<p>In terms of construction costs the applicant will be aware of this factor prior to considering which model to erect. It is not a matter for considering the planning proposal.</p>
<p>Other Matters</p> <p>Will set a precedent to other farmers to do the same</p> <p>Approving the application will open up the remainder of the farmland at Park Farm and surrounding farms for similar development</p> <p>It will effect house values – recent article in the tabloids reported that the Valuation Office Agency had reduced council Tax banding to properties close to wind farms.</p> <p>No benefit to the community only the families at the farms benefit. House prices will fall and enjoyment of the countryside will diminish for the rest of the community.</p> <p>The residents of the village will gain nothing apart from the obtrusive noise and visual impact of these turbines</p> <p>Who benefits from the power?</p> <p>Concerns in regards to Ofcom and the objection lodge (appendix 10) from JRC</p> <p>A smaller turbine would be more suitable</p> <p>The construction will cause a disruption to the community.</p> <p>The Planning Statement is one-sided and designed to support the application. There is no independent appraisal, which there should be before a decision can be properly reached</p>	<p>Each application is to be judged on its own merit. With each wind turbine proposal cumulative impact will be a consideration as it has been when considering this proposal. Should significant harm arise there is no proviso that further turbine proposals would be acceptable.</p> <p>There is no evidence to suggest that house values will fall from the presence of a single turbine. The article referred to was considering the impact upon council tax banding resulting from a wind farm and was for the purpose of assessing Council Tax liability. The values arrived at are not reflective of the housing market which is independently assessed.</p> <p>The benefits derived from the proposal will assist in achieving the national, regional and locally set targets for renewable energy.</p> <p>It has been demonstrated that the proposal will not have a significant harm upon the landscape and is sufficiently set a part form residential properties.</p> <p>The power is to be fed back into the national grid.</p> <p>The relevant telecommunication operatives have been consulted and have no objection to the proposed siting of the turbine</p> <p>The turbine proposed has be chosen to maximise the energy production taking full advantage of the topography and landsaping. Due to the extent of the trees in the area a small turbine would not be as efficient.</p> <p>This would be limited to the transportation of the turbine only. Routine maintenance would only require a small van for the technician to get to the site.</p> <p>The planning statement, along with other supporting information, is provided to inform the decision maker and members of the public about the proposal. Documents are sent to the relevant stakeholders such as Ecology, Highways, Natural England, Environment Agency and Environment Health</p>

<p>Why hasn't a blimp been flown which would show local residents how high the turbine would be.</p>	<p>Officers, etc to assess the information. Any issues resulting from the submitted information would be highlighted which may require further clarification which may result in further information to be requested. In the case of this proposal no objections have raised following consultation with the relevant stakeholders.</p> <p>There is no requirement for the applicant to fly a blimp. This would be to the applicants own costs and as stated elsewhere within the report it is considered that the turbine of this size would not have an unduly detrimental impact upon the character of the area.</p>
<p>Planning Policy and Guidance</p> <p>Contrary to the local plan policies – current and proposed.</p> <p>The Council seeks to ensure development in the borough is in keeping with the character – this turbine certainly does not.</p> <p>The village envelope is strictly applied so why allow a monstrosity in the open countryside?</p> <p>National Planning Policy Framework (NPPF) states that "...there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles." Mitigation and adaptation to climate change is a subsection of the environmental dimension, coming after the economic and social roles, implying that wind turbines have a lower priority than the economic and social roles</p> <p>Turbine in this location would be contrary to the NPPF para 109 which states that the planning system should</p>	<p>The application is considered to not comply with the Local Plan Policy OS2 as the proposal is not essential for the operational requirements of the farming activity however the proposal does represents a development to support farm diversification, policy C2, in a countryside location (financial support). The proposal would not be a suitable form of development within the village envelope amongst residential dwellings. The application needs to be consider in terms of the Development Plan as a whole and the NPPF is required to be balanced against the need for Local Planning Authorities to support the delivery of renewable energy.</p> <p>The NPPF states that these roles should not be undertaken in isolation, because they are mutually dependent. (para. 8) Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. Therefore in considering development for wind energy there is a balance which needs to be met between the sympathetic siting of renewable energy projects and the extent of the environmental, social and economic impacts. It has been demonstrated that the proposed turbine will not have a unduly negative impact upon the environment; no protected species will be affected and no significant harm would result from the siting of the turbine (as confirmed by LCC ecology and Natural England) and will assist in reducing impact upon climate change. The turbine, whilst not supporting local employment does support the wider economy through manufacturing, transporting and assembly of the turbine and will providing an additional income for the farm to aid its sustainability (through reinvesting in the farm). Socially it will contribute towards mitigation of climate change.</p> <p>The Leicestershire Historic Landscape Characterisation places the wind turbine site within</p>

<p>contribute to enhance the natural and local environment by protecting than enhancing valued landscape, geological conservation interest and soils. – these impacts are not considered to be outweighed by the benefits of the proposal in terms of the generation of electricity.</p> <p>There have been a number of planning applications for wind turbines in the Borough so there is need for very clear guidance on wind turbine developments.</p> <p>The Draft Core Strategy sets a renewable target of 45MW to be delivered by 2026, 12MW from wind energy. 7MW already been permitted (Old Dalby) Isolated development such as this is outside of the scope of the policy as it has significant local impact.</p> <p>The New Coalition Government has indicated that developments should not be permitted if the local community is opposed to a scheme and this is enshrined in the Localism Bill. This gives a strong mandate from the local community to refuse the application if enough people oppose</p> <p>There is a bill in the House of Lords limiting the siting of turbines of this size (50m to 100m) to a separation distance of 1500m from the nearest dwelling.</p>	<p>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>Noted.</p> <p>The energy produced will be off set against the national energy targets and is estimated to provide upto 500kW towards the regional and Local energy target from renewable.</p> <p>The Localism Act 2011 sets out provisions for developers major proposals to consult with residents prior to submitting planning proposals. A single turbine proposal does not fall with in this remit. It also makes provisions for local people to be involved with the planning process in the form of Neighbourhood plans. However the object of neighbourhood plans is to promote growth not stall it. There is no proviso that should an application attract large objection that it should be refused, likewise approved if attracting high levels of support.</p> <p>The private members bill entitled ‘Wind Turbines (Minimum distances from residential properties) Bill’ had its first reading in the House of Lords on 14th May 2012, it is still 10 stages away from becoming law, and is yet to be read in the House of Commons and granted Royal Assent. Therefore this Bill cannot be considered to be a material planning consideration in the determination of this planning application. There are no ‘set back’ distance separation policies in relation to turbines. Any distance separations would need to be implemented through policy designation.</p>
<p>Joint Radio Company</p> <p>JRC analyses proposals for wind energy developments on behalf of the UK Energy Industry. JRC assesses the potential of such developments to interfere with radio systems operated by Energy Industry companies in support of their regulatory operational requirements.</p>	<p>The objection supplied as appendix 10 of the application form followed pre application discussion between the agent and JRC. This led to the resiting of the turbine which is now before the Council.</p> <p>Following consultation with JRC in regards to the proposal no objection has been raised subject to final approval from Western Power Distribution and</p>

<p>The services JRC manage are part of the UK Critical National Infrastructure. The Energy Industry considers that any wind energy development within 1km of a link operating below 3 GHz or 0.5 km of a link operating above 3 GHz, requires detailed coordination.</p> <p>All or part of this site is considered to fall within the coordination zone site; or path, managed by JRC and requires final approval from Western Power Distribution and National Grid Gas Network.</p>	<p>National Grid Gas Network.</p>
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Supporters

7 letters of support have been received from 7 different addresses was submitted raising the following comments

Representation	Assessment of Head of Regulatory Services
<p>The turbine has been sensitively located so that the least impact will be had on the landscape</p> <p>Support should be given to the production of green energy</p> <p>Wind power provides a valuable source of renewable energy that is an important aspect of the country's need to diversify its energy provision</p> <p>The proposal supports government objectives to reduce greenhouse gas emissions.</p> <p>Dwindling stock of fossil fuels have to be conserved and other sources of energy utilised</p> <p>I live in the centre of the village and believe that it will not be seen and no noise issues will arise due to the siting and separation distances. The energy produced should be seen as a positive.</p> <p>Reduces pollution which should be a good thing.</p>	<p>Noted, an assessment on the impact on the surrounding landscape is contained within the report.</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 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 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.

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 the following 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 demolition/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 demolition/development shall take place other than in accordance with the Written Scheme of Investigation.
4. Prior to the installation of the turbine, the hedgerow to the south-west of the site must be removed and re-planted in accordance with the 'Park Farm Bat Mitigation' plan submitted by Pure Renewable Energy. The new hedgerow must be planted with an average of 7 woody species per 30 meters.
5. 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.
6. 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.
7. 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.
8. In the event that the wind turbine and its associated ancillary equipment are removed in accordance with condition 6 the land shall be reinstated in accordance with a scheme to be submitted and implemented as approved by the Local Planning Authority.

9. All works to hedgerows (including removal and replanting) should be completed outside of the bird-breeding season to protect any nesting birds.
10. 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.
11. 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.
12. Should the wind turbine noise level specified in Condition 10 be exceeded, whether or not identified as a result of the procedure set out at condition 11 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.
13. No tonal element 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.
14. No development shall commence until such time as a traffic management scheme has been submitted to and approved by the local planning authority in consultation with the Highways Authority giving details of traffic control methods to be used to ensure the safety of highway users during the construction phase. The approval scheme shall then be implemented at all times during the construction phase.
15. Any damage caused to the highway as a result of the construction traffic shall be permanently repaired in accordance with Highway Authority standards within one month of the damage occurring.
16. 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.

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 Ecology
5. So that a record can be kept of all operational turbines to aid in the assessment of cumulative impact in the interests of air safety. The cumulative impact of wind turbine generation developments, which are in relatively close proximity, could compromise the safe control of aircraft in this area.
6. To ensure that, on decommissioning, the site is reinstated in order to protect the character of the area.
7. To ensure that a redundant turbine is removed from site in order to protect the visual qualities of the environment.
8. 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.
9. In the interests of protected species and habitats.
10. In order to control noise in the interest of residential amenity.
11. In order to control noise in the interest of residential amenity.
12. In order to control the noise in the interest of residential amenity.
13. In order to control the noise in the interest of residential amenity.
14. In the interests of highway safety
15. In the interests of highway safety
16. In the interest of aviation safety.

Officer to contact: **Mrs Denise Knipe**

7th August 2012