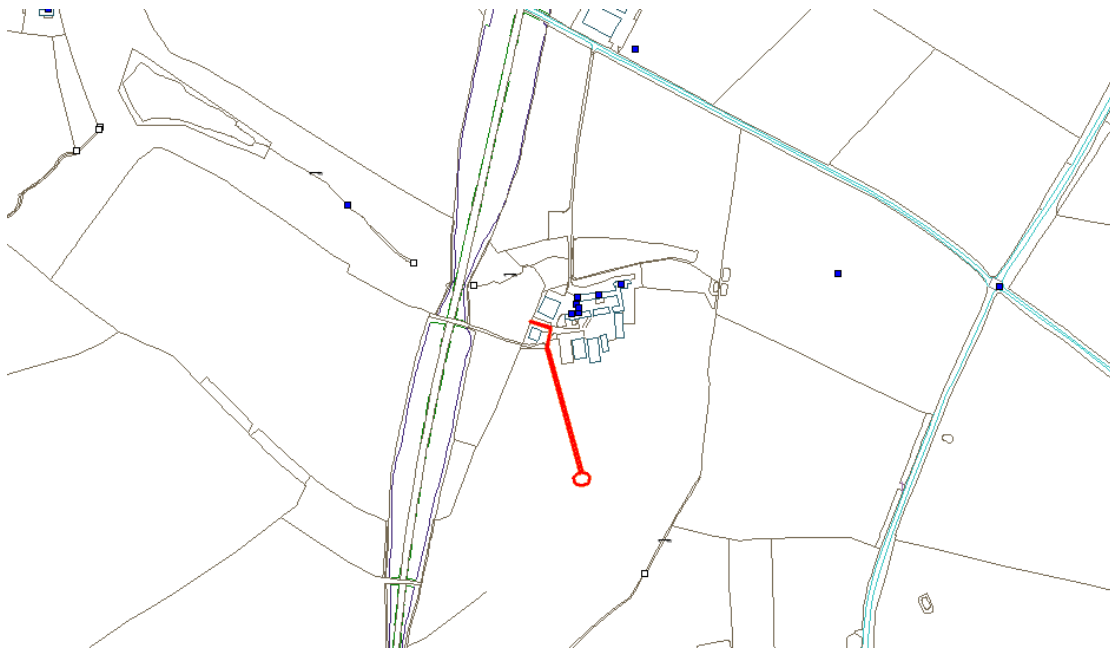


Reference: 12/00460/FUL
Date submitted: 04.07.2012
Applicant: Professor G England
Location: Hall Farm, Klondyke Lane, Thorpe Satchville, Melton Mowbray
Proposal: Erection of temporary Endurance E3120 wind turbine, with a maximum height of 46.1m and access track and cable trench.



Proposal:-

This application seeks approval for the erection of one 50kw Endurance E-3120 wind turbine. The turbine is to be located within a field to the South of Hall farm on land currently used for grazing and owned by the applicant. The turbine is proposed as part of the Hall Farm business with access through the existing farm, with a new farm track constructed (311sqm) from the homestead. The energy produced will reduce the net carbon emissions and increase its self sustainability. 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 proposed turbine would be located to the South of the farm in the middle of a large field. The turbine will have a hub height of 36.4 metres, and three blades each approximately 9.6 metres in length giving a total height from ground to blade tip of approximately 46 metres. The tower will be of galvanized steel, the blades constructed of fibreglass and epoxy and the turbine base will be 36sqm.

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 heard by the Development Committee due to the level of representations received.

Relevant History:-

There is no relevant history at the site.

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 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>Environmental Health Officer – Objection</p> <p>The proposed turbine involved in this application, an Endurance E3120, is the same model which has given rise to justified complaints of noise at another location in the borough. The affected property being some 450m from the turbine. In the case of this application the nearest non-associated residential property being 471m from the turbine. The difference in distance is not significant, accordingly the initial response of the Environmental Health Officer is to recommend refusal of the application.</p> <p>The Officer is however aware that another application involving the same model turbine has been approved since the problems associated with the development referred to above became apparent and to date, no complaints have been associated with it.</p> <p>Accordingly in the case that this application is recommended for approval, the officer suggest conditions should be placed on the approval relating to noise levels not exceeding 35dBA(5min) 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 Impact</p> <p>There are applications for two wind turbines being considered concurrently, this application (12/00460, Hall Farm) and 12/00254, Park Farm. The separation distance between the two turbines is in excess of 900m and consideration has been given to the likelihood of a cumulative effect on the noise output from them. The only residential properties</p>	<p>The turbine is to be located within a parcel of land associated with the farm, and farm dwelling. The nearest residential dwellings, not associated with the farm, are to the south of the site on the edge of the village of Thorpe Satchville and to the north of the site at Park Farm. Both of these dwellings are approximately 470m from the proposed site of the turbine.</p> <p>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 manufacturer of the turbine, Endurance have measured and analysed acoustic data of installed turbines at a farm in Cornwall and a college in Montana, in accordance with the General Industry Assessment IEC standard 61400-11 to provide an acoustic noise profile for the E3120 turbine. Their conclusions are that from a 30.6m tower at 10m/s wind speed the sound level from a three-phase Endurance E3120 would, assuming a 47.0dba background 10m/s wind noise level:-</p> <ul style="list-style-type: none"> - become inaudible from 140m away from the base of the tower, and - the 35dba level would be reached 273m away from the base of the tower. <p>The conclusions also state that “The turbine sound does not have irritating tones, and is not considered tonal per IEC 61400-11.”</p>

<p>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 a financial interest in their respective applications.</p> <p>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>Further independent evaluation has been carried out and conclude that:</p> <ul style="list-style-type: none"> • The standards established by ETSU-R-97 would be met for any property at a distance greater than 250m to the site; and • The Endurance E3120 does not produce tonal noises. <p>The evaluation predicts that the turbine would produce noise levels at the closest residential property at Thorpe Satchville Hall of 28dB. This research does not consider the mitigating effect of the trees intervening the proposed turbine location and Thorpe Satchville Hall. The distances are greater than the recommended 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>A cumulative noise impact assessment is being compiled by the agent acting on behalf of Park Farm which will be subject of an update at the committee meeting.</p> <p>It is therefore considered that the initial objections from the Environmental Health Officer could be overcome by conditions to prevent noise nuisance issues arising and that the noise levels will not exceed the ETSU target levels.</p> <p>The Environmental Health Officer also accepts the findings of the noise assessment report submitted with the application at Park Farm conducted by Wardell Armstrong dated August 2011. The report found that the combined noise levels arising from the proposed turbine at Hall Farm together with the proposed turbine at Park Farm will not exceed ETSU target levels.</p> <p>The NPPF includes footnote 17 which states that in determining applications for wind development LPA's 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 with the National Policy Statement, that this methodology is appropriate.</p>
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<p>LCC Highways - No observations</p>	<p>The proposed turbine will be transported in its component parts to the site by two lorry deliveries. Each lorry will be 15m in length, with a 12.19m long container. One delivery will include the three turbine blades, nacelle components, electrical cable and other associated loose parts. The three turbine tower section will be delivered in a single delivery. It is anticipated both deliveries will be complete over 1-2 days. A crane would also be transported to the site to enable the turbine to be erected.</p> <p>It is considered that the junctions near to the site are of sufficient size to accommodate a heavy goods vehicle of this size, and the police and Highways Agency would not need to be involved. The applicant has provided photographs overlaid with drawings of vehicles to show that the junctions will be capable of taking the goods traffic.</p> <p>The turbine would be located in a field to the south of the farm and the west of Great Dalby Road. Concerns have been raised in regards to driver distraction and this matter has been put forward to the Highways Authority who have expressed no concerns given the separation distance from the highway. The site location plan cites the proposed turbine over 300m from the road which would lessen the impact of the proposal and the potential for driver distraction, at no point is a driver driving directly towards the wind turbine in close range. Views of the turbine on approach towards the site will be from further afield, which should ensure that drivers are not overly distracted once the turbine comes into closer view.</p> <p>The turbine is relatively small scale having an overall height of 46 metres and would be set back sufficiently from the highway to not have a detrimental impact upon highway safety. The Highways Authority has raised no objections and it is considered that there is insufficient justification to warrant a refusal based on highway safety.</p>
<p>LCC Footpaths – No comments</p>	<p>The proposed turbine would be sited approx 100m from the nearest public footpath with runs north to south to the East of the proposal. The footpath is approximately twice the falling distance away from the turbine, therefore in the unlikely event that the turbine was to fall over no walkers using the footpath would be harmed.</p>
<p>MBC Conservation Officer – No objections</p> <p>The English Heritage guidance document entitled Wind Energy and the Historic Environment</p>	<p>The proposed location of the turbine to the South of Hall Farm will lessen the impact of the proposal on the farm buildings and dwelling to a degree due to the topography of the site, and the proposal is not</p>

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.

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.**

Due consideration must be given to the 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 and the visual amenity of the wider landscape that may detract from its historic character, tranquillity and remoteness. This can be further broken down into the elements of visual dominance, scale, inter-visibility, vistas and sight lines.

With regards to archaeology it is the Conservation Officers 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. In this instance it will be 36 square metres. There is also additional infrastructure including a new track way and cable routing which would be potentially underground. These combined have the potential to damage underlying archaeological remains although disturbance may be limited.

Historic Landscape

The landscape surrounding the site 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 recently completed 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 countryside around Thorpe Satchville is typical of this classification where there has been little change in landform, apart from

considered to have any impact upon heritage assets. The impact of the turbine proposed on the village of Thorpe Satchville is reduced due to the high level of screening by hedgerows and trees between the site of the turbine and the village. The turbine will be barely visible from Great Dalby village as it would be sited over the ridge of the landscape. This can be seen in the photomontages supplied by the applicant, and the ZTV supplied which does not consider any screening in the landscape.

The guidance by English Heritage 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. There is no requirement to have a reinforced track unlike large scale wind turbines and the turbine will be decommissioned after 25 years. A condition will be imposed to ensure that the land is restored to its former condition.

The Grade II* listed church of St Mary in Thorpe Satchville is well screened from the site from a high level of trees, and is also not the closest building within the village to the site (approx 600m from the site). It is not possible to see the site of the proposed turbine from the churchyard.

A further important site from which the turbine needs to be assessed is Burrough Hill Iron Age Fort (Scheduled Ancient Monument). Photomontages provided by the applicant from this site show that the turbine will be viewed in the landscape, but very well screened by trees, with only the blades of the turbine being visible over the tree line. The proposed turbine is a significant distance away from the two turbines situated at Moscow Farm and it is considered that the cumulative effect of the turbines would not have a negative impact upon the Scheduled Ancient Monument, or the views from it.

A further application is pending at Park Farm which is situated to the North of this site for a larger turbine with a hub height of 50m and height from base to tip of 77m. This application needs to be assessed on the cumulative impact of the two applications. The larger turbine proposed at Park Farm will be more visible from Burrough Hill Fort, although still relatively well screened by trees and hedgerows, with the three blades visible above. This turbine will be screened upto approximately the blades, but the turbine is smaller and located further away, therefore the impact will be lower. This can be seen on the photomontages provided by

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 Wreake Valley. This is described as an area of mixed arable and pasture with widespread features of historical interest.

The Landscape Character Assessment of Melton Borough (2006) prepared by ADAS, places the wind turbine in Area LCA11 Pastoral Farmland. This is further described as '*quintessential lowland English pastoral landscape*'.

The closest settlement is Thorpe Satchville approximately half a kilometre away to the South. The village 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 heritage assets. **It is the Conservation Officers view that the turbine site is sufficiently distant from the Church (approx 0.6 Km), which benefits from a well treed churchyard, so as not to directly affect its setting.**

In 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 Hall Farm 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 village. The Conservation Officer is however content that the Church and other heritage assets within the village are sufficiently distant and in some cases screened so as not to present any such concerns. Likewise the wind turbine is relatively small in real terms being only 46 metres to the tip of the blade and 35.4 metres to hub, which will serve to lessen its impact. Furthermore it is described as a temporary

the applicant / agent. The turbines are approx 900m apart and therefore the cumulative impact from Burrough Hill Fort is lessened.

It is considered that the cumulative impact from Thorpe Satchville will be minimal given that the larger turbine is further away from the village and will be visible in the back drop of the smaller turbine which forms this proposal. From Great Dalby the Park Farm turbine will be visible with the Hall Farm turbine visible in the distance over the ridge beyond. The cumulative impact from both aspects is considered to be negligible. The turbines at Moscow Farm will not form part of the aspect of these turbines when viewed from Great Dalby or Thorpe Satchville.

On the higher approach roads towards Melton Mowbray the turbines would be visible together however this is from a significant distance and it is considered that the cumulative impact would be negligible owing to the differing sizes of the turbines. The visibility of a turbine is not a reason for refusing an application, as by the nature of a wind turbine, it will be visible. An assessment is required to establish if there will be a degree of harm. If the harm is substantial a refusal may be justified. In the case of this and the Park Farm turbine it is considered that the topography of the land, with the rolling hills, hedgerows and trees greatly assists in minimising the harm.

It is considered that the proposal will not have a detrimental impact on heritage assets in the locality due to its location and size. The electricity produced will reduce the carbon emissions of Hall Farm and contribute to the national renewable energy targets. As stated, the Conservation Officer has no objection to the proposal(s).

<p>installation and as such its removal can be conditioned to ensure that it doesn't remain a more permanent fixture within the rural landscape.</p> <p>One potential concern is the cumulative effect of this proposal in conjunction with similar proposals locally (specifically 12/00454/FUL at Park Farm). This single turbine presents no particular issue in the landscape with the turbines at Moscow Farm, however further turbines may create negative cumulative impact upon the landscape. I have no objections.</p>	
<p>East Midlands Airport – 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 providing the following condition is applied to any consent granted:</p> <p>The Applicant must notify the local planning authority in consultation with East Midlands Airport within 1 month, of the turbine commencing operation.</p>	<p>Noted.</p> <p>A condition to this effect can be attached to any permission issued.</p>
<p>MOD – Defence Infrastructure Organisation – 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.</p> <p>As of 17 July 2012, the MOD has ceased safeguarding the Primary Surveillance Radar at RAF Cottesmore from wind farm development proposals.</p>	<p>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 this wind turbine 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>Civil Aviation Authority – No objection</p>	<p>Noted. The turbine is below the 300ft height scale so no mitigation is required</p>
<p>NATS – No objection</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>Noted.</p>
<p>LCC Ecology – No objection</p> <p>The proposed wind turbine appears to be sited in accordance with the guidance from Natural England (TIN051 and TIN059), as the turbine is over 54 meters from any ecological features. Therefore, they would have no objection to the application. However, they would recommend that a condition</p>	<p>Noted.</p> <p>These conditions as stipulated on the consultation response can be attached to any permission issued for the turbine.</p>

<p>be forwarded with any permission granted stating that ‘the boundary to the south of the development site should be maintained as a post and rail fence throughout the life of the turbine. No hedgerow should be planted within 54 meters of the turbine base’. This will ensure that the development continues to meet the national guidance throughout its working life.</p> <p>They note that an ecological survey was submitted with the application (Curious Ecologists, April 2012) and have some concerns with the conclusions of the report, particularly concerning ornithology. However, notwithstanding this, they do not feel that ornithological surveys would be required for this exact location.</p>	
<p>Natural England – No objection Natural England were consulted as issues were raised in objections (see below) about Buzzards and other birds in the area. Natural England are satisfied with the reports submitted and the conclusions of LCC Ecology (above). They consider that Buzzards and other birds of prey would fly away from turbines rather than towards them, therefore they do not consider that the turbine would cause harm to the local wildlife. The conditions as stipulated above can be placed on any decision notice issued.</p>	<p>Noted.</p> <p>Natural England were consulted as issues were raised in objections (below) about Buzzards and other birds in the area. Natural England are satisfied with the reports submitted and the conclusions of LCC Ecology (above). They consider that Buzzards and other birds of prey would fly away from turbines rather than towards them, therefore they do not consider that the turbine would cause harm to the local wildlife. The conditions as stipulated above can be placed on any decision notice issued.</p>
<p>Twyford & Thorpe Satchville Parish Council – Strongly object to both of the proposals (including 12/00454/FUL) on the grounds that they are visually intrusive & not in keeping with the character of the area.</p>	<p>Noted.</p> <p>A wind turbine will always be noticeable and visible within the landscape due to the nature of the development, and it is unlikely that it would be in keeping with other types of development within surrounding villages. The impact is a matter of individual opinion and the impact of the turbine on the open countryside and the village of Thorpe Satchville must be assessed in line with the policies as stated above.</p> <p>Guidance within the NPPF states that the harm to the landscape would need to be significant. 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” (Officer’s emphasis). 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</p>

	<p>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 Park Farm. The benefits arising from the energy production are considered to outweigh the limited degree of harm on the landscape resulting from the proposal which is reversible.</p>
<p>Burton & Dalby Parish Council - The turbine will be an eyesore and very visible spoiling what is a great view. It is considered too big for the size of the farm it will serve</p>	<p>Noted. Please see commentary above.</p> <p>As stated above a wind turbine will inevitable be visible within the landscape due to the nature of the development, and it is unlikely that it would be in keeping with other types of development within surrounding villages. The severity of this impact is subjective and the impact of the turbine on the open countryside and the village of Great Dalby must be assessed in line with the policies as stated above.</p> <p>With regards to the size of the turbine being too large for the farm it will serve it should be noted that the NPPF clearly states that Local Planning Authorities should not require applicants for energy developments to demonstrate the overall need.</p>

Representations:

A site notice was posted in line with consultation procedures, as a result 49 objections have been received from 32 households. Melton Mowbray Civic Society have objected as have Fisher German (on behalf of DC & RG Samworth Farming Partnership). There have also been 5 letters of support from 5 separate households.

The objections are summarised below:

Representation Objection/Concerns	Assessment of Head of Regulatory Services
<p>Lack of Public Consultation</p> <ul style="list-style-type: none"> • Consultations should be sent to everyone who could be affected by the proposal 	<p>The application site sits in the open countryside with no immediate neighbours to notify. A site notice was placed at the site entrance along Klondyke Lane and also at the entrance to the footpath which runs through the site from the North of Thorpe Satchville which is regularly used by dog walkers. This approach complies with the level of</p>

<ul style="list-style-type: none"> • The site notice was not displayed on the village notice board • The consultation period is too short, therefore unfair to people who are on holiday • The Parish Council was consulted late 	<p>consultation required by the local authority as part of the Consultation Strategy.</p> <p>The village notice board is not close enough to the application site to be considered an acceptable place to position a site notice advising of an application. In line with the consultation strategy there is a requirement for the site notice to be placed at the entrance to the site in a public place. Whilst there is no requirement for the Borough Council to pin a site notice on the village notice board the local Parish Council can advertise the application further if they choose to do so. This matter has been highlighted to the Parish Council for consideration.</p> <p>The consultation period of 21 days to respond is set in planning law and cannot be altered due to holidays, or the time of the year.</p> <p>The Parish Council was informed of the proposal on 10th July, this was the same date that all other consultations were sent to other statutory consultees, in line with the law, national policy and the Council's adopted consultation requirements.</p>
<p>Visual Impact on Character of the Countryside</p> <ul style="list-style-type: none"> • Turbine is visually obtrusive It is not in keeping with the countryside, natural beauty, pastoral views and presents an alien feature; it is too large. • The turbine will affect the peace and tranquillity of the countryside • The turbine will be visually dominant and an eyesore and be seen from Great Dalby, Thorpe Satchville, Ashby Folville, Burrough on the Hill and Tilton on the Hill (High Leicestershire) • Comparing the turbine to a pylon is incorrect, pylons do not move • Impact of the infra-red aviation lights • Potential for the cumulative impact of this turbine and the other proposed under application ref 12/00454/FUL (Park Farm) 	<p>The NPPF places importance on conserving the natural environment but sets out that the degree of protection should be greater where it is of recognised and designated importance.</p> <p>The turbine is to be located to the South of the receiving farm and will sit below the brow of the ridge, which would lessen its impact to both the villages of Thorpe Satchville and Great Dalby as shown within the applicants photomontages. The Borough's Landscape Character Assessment considers the site to fall within the description of Pastoral Farmland, with a further description as 'quintessential lowland English pastoral landscape'.</p> <p>The infra-red aviation lights proposed are not of high intensity and will not adversely affect the character of the countryside.</p> <p>The turbine would have a height to the hub of 36.4m and an overall height of 46 metres and will be visible within the landscape from several vantage points. 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 clearly put the emphasis on protecting international and nationally designated</p>

<ul style="list-style-type: none"> • The ZTV (photomontages) used to support the proposal have been carefully sited to minimise the height of the turbine and the screening, and are not a true representation. 	<p>sites such as SSSI's and AONB's.</p> <p>There are two smaller scale wind turbines located at Moscow Farm which is approx 2km due East of this site. It is not possible to see these existing turbines from the site of this proposal. The cumulative impact of the proposal needs to be assessed from further away from the site and the applicant has supplied photomontages including this turbine, the Moscow Farm turbines and the proposed turbine at Park Farm (12/00454/FUL) from Burrough Hill Fort and Thimble Hall (South of Twyford). These photomontages show that from Thimble Hall both turbines will be clearly visible. Both turbines will gradually disappear from view as you enter Twyford and then over towards Thorpe Satchville and will not be seen again from a similar view point close together. When viewed from Burrough on the Hill the photomontages demonstrate that this turbine is significantly smaller than that proposed at Park Farm, with this proposed turbine mainly screened by trees with only the blades of the turbine visible above. The proposed turbine is also a significant distance from the Moscow Farm turbines when viewed from Burrough Hill Fort and cannot easily be viewed in the same vista. The cumulative issue mainly surrounds the proposed turbine at Park Farm (12/00454/FUL) which would be located approx 900m North of this turbine. When viewed from Burrough Hill Fort the larger Park Farm turbine will be more dominant in the view, with this smaller turbine mainly screened well by hedgerows and trees.</p> <p>Inevitably, all of the turbines will be visible from the long distance views around the Borough, namely Thimble Hill, Burrough Hill Fort and the ex-airfield south of Melton Mowbray. However, it is considered that they are sufficiently separated and are all of varying sizes which will limit the cumulative effect. The additional photomontages provided by the agent confirm that the long distance views will not be significantly affected by the erection of both of these turbines.</p> <p>With regards to the photomontages / ZTV, these are provided to show one view point of many and form part of the information used to assess the visual impact of the proposal. Site visits to various locations were undertaken by the Officer to assist in assessing the visual impact of the proposal upon the landscape, along with published studies which relate to the local and historic landscape.</p> <p>It is not considered that there would be a cumulative impact when viewed from Burrough</p>
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	<p>Hill Fort and the degree of harm arising from this needs to be assessed. In assessing the impact on the landscape it is considered that the proposal would be one feature within a small part of the available panorama and would not be dominant. Accordingly, it is not considered that it would be significantly detrimental to the appearance and rural character of the open countryside. Crucially, it will not impact upon any designated landscapes and as such the impact falls short of that which the NPPF advises require the greatest protection.</p>
<p>Highway Safety:-</p> <ul style="list-style-type: none"> • The turbines will be an undue distraction to drivers along the road which is twisty and fast moving (B6047, Great Dalby to Thorpe Satchville). • Horse riders will be adversely affected as their horses will be distracted by the turning of the blades of the turbine 	<p>PPS 22 companion guide advises on the issue of distraction to drivers / horseriders 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>The turbine is not proposed to be located close to a public highway, and in light of the above matters it is not considered that the proposal would cause any significant distraction to drivers that could justify refusal on these grounds. The turbine is also not situated close to any bridleways which could cause undue distraction to horses and riders.</p> <p>The Highways Authority have not raised any objections to the proposal for this turbine. There is no justifiable reason to refuse the proposal on highway safety issues.</p>
<p>Conservation/Character of the area</p> <ul style="list-style-type: none"> • The turbine will be out of character with the open countryside – it is not required or needed. • The view point at the historically significant site of Burrough Hill Fort would clearly be adversely affected. 	<p>Consideration needs to be given as to whether the benefits gained would outweigh any harm and would provide energy for the farm and contribute to reducing CO² emissions (see NPPF paras 133 and 134).</p> <p>The proposal is required by the applicant’s to provide electricity to the farm and dwelling to reduce the carbon footprint. The surplus will be fed into the national grid and will contribute to providing green energy. The NPPF encourages Local Planning Authorities to consider favourably renewable energy proposals given the wider benefits that they produce.</p>

	<p>The impact of this turbine and the cumulative impact of this and the additional proposed turbine at Park Farm (12/00454/FUL) upon Burrough Hill Fort has been discussed above and has been found to be limited, and short of the ‘substantial’ levels described in the NPPF.</p> <p>It is considered that given the nature of the development sited within an existing complex that the proposal would not have a unacceptably detrimental impact upon the countryside, the villages of Thorpe Satchville and Great Dalby, and the views from, and setting of, Burrough Hill Fort. The proposal is considered to accord with the NPPF and will reduce the CO² emissions produced.</p>
<p>Health Concerns:</p> <ul style="list-style-type: none"> • Effects of wind turbines on physical and mental health, sleep disturbance / deprivation from low frequency noise. <p>Evidence has been submitted in the form of reference to a report published in the British Medical Journal in March 2012. The report refers to the potential effects of industrial sized turbines on physical and mental health and sleep disorders. This is referred to as ‘wind turbine syndrome’</p> <ul style="list-style-type: none"> • UK Noise Association recommends that wind turbines are not sited less than 1.6km away from any residential dwelling. 	<p>Whilst many representations have raised the question of health impacts, the evidence provided is general in nature and none has shown that this particular turbine, or combination of turbines (including that proposed at Park Farm) would have such impacts. The issue of amplitude modulation (AM) effects is where noise from the turbine is perceived to rapidly change in amplitude and is also considered as low frequency noise (LFN). This issue has been considered by the Environmental Health Officer who is satisfied that this can be controlled by means of a condition.</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 dwellings and turbines. The nearest residential dwelling not associated with the farm is to the south of the site in Thorpe Satchville, set approximately 470m from the site. There is a high level of screening between the proposed turbine and the dwelling in the form of trees and hedgerows which will help to lessen the visual impact.</p>
<p>Impact upon residential amenities</p> <ul style="list-style-type: none"> • Properties will be devalued <p>It has been noted recently in the National Press that the Valuation Office (VOA) is giving lower valuation figures to be used for Council Tax calculation purposes for some home located close to wind turbines / wind farms.</p> <ul style="list-style-type: none"> • Markham House and White Lodge will be visually dominated by the proposal(s) 	<p>This is not a material planning consideration.</p> <p>The valuation given by the VOA is not a market valuation and the market value of a property cannot be given until it is sold. The valuation given by the VOA is purely for the calculation of Council Tax which could result in a lower banding being given to a property, therefore reducing its Council Tax liability. A lower banding <i>could</i> in fact give a property a higher market value as the Council Tax liability would be lower.</p> <p>Markham House and White Lodge are located in the open countryside to the West of the village of Thorpe Satchville, they are accessed via a gated</p>

<ul style="list-style-type: none"> • Loss of views 	<p>road. Both properties are not visible from the village as they sit within a natural dip within the landscape. It is considered that the separation distances between this proposed turbine and that at Park Farm and the natural topography of the area would ensure that there would be no unduly detrimental impact upon the occupiers of these dwellings.</p> <p>The loss of a view is not a planning consideration as it relates to the private interests of individuals. The planning process cannot be used to protect the interest of private individuals as it is concerned with controlling development in the public interest. The visual impact upon the landscape is discussed elsewhere within this report.</p> <p>The proposal is not considered to have an direct adverse impact on the residential amenities of private dwellings.</p>
<p>Impact Upon Wildlife / Birds / Ecology</p> <ul style="list-style-type: none"> • 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. • The foundations of the wind turbine will involve a lot of excavation of earth which would be replaced by tons of concrete which would cause harm to local wildlife. 	<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 the matters relating to ecology have been addressed and subject to conditions the proposal is considered to be acceptable.</p>
<p>Size of the turbine</p> <ul style="list-style-type: none"> • The turbine is too large for the farm and will generate more electricity than required by the farm. Other forms of renewable energy would be more acceptable. • The application is financially driven and only of benefit to the applicant. 	<p>The proposal is required by the applicants to provide electricity to the farm and dwelling to reduce the carbon footprint. The surplus will be fed into the national grid and will contribute to providing green energy.</p> <p>It is not considered that it would be appropriate to require a smaller turbine on site. As stated above, the NPPF encourages LPA's to consider renewable energy proposals in a positive light. This proposal would produce additional renewable energy which would help to meet the Governments renewable energy targets which aims to reduce the UK's carbon dioxide emissions by some 60% by 2050 with real progress by 2020.</p>
<p>Efficiency of turbines</p> <ul style="list-style-type: none"> • The carbon footprint of the manufacture, installation and maintenance of the turbine is inefficient and outweighs the efficiency of the turbine (the Carbon Equation). 	<p>As stated above, the NPPF encourages LPA's to consider renewable energy proposals in a positive light. This proposal would produce additional renewable energy which would help to meet the</p>

<p>It is stated in a representation that <i>“during its lifetime one turbine will “save” 6,356 tonnes of carbon and “cost” somewhere between 27,213 and 40,773 tonnes of carbon.”</i></p> <ul style="list-style-type: none"> • Wind turbines need to have back up from the National Grid provided by non-renewable power as they are not generating sufficiently electricity all of the time. 	<p>Governments renewable energy targets which aims to reduce the UK’s carbon dioxide emissions by some 60% by 2050 with real progress by 2020.</p> <p>Regardless of these comments it should be noted that the NPPF clearly states that Local Planning Authority should not require applicants for energy developments to demonstrate the overall need.</p>
<p>Socio Economic</p> <p>Recreational Impact The majority of recreational harm imposed by the proposed turbine would be due to its impact on the footpath which crosses the site. The development will also harm;</p> <ul style="list-style-type: none"> • Horse riding • Fishing • The shoot • Tourism – specifically walkers on the Leicestershire Round <p>Economic Impact It is considered that the development will harm the following;</p> <ul style="list-style-type: none"> • Horse riding • Fishing • Tourism <p>The local economy likely to be harmed due to disruption to existing businesses and loss of tourism.</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.</p> <p>There is also a lack of evidence as to whether wind farms attract or reduce the number of visitors to an area and therefore it is considered unreasonable to refuse planning permission on these grounds.</p>
<p>Planning Policy Considerations</p> <p>Localism Bill Where sufficient objections are received applications should be refused as the Localism Bill gives local people more say in planning matters.</p> <p>NPPF Paragraph 28 This application does not support tourism, does not benefit businesses in the rural area, and does not</p>	<p>The Localism Act 2011 seeks to ensure that developers interact with local people prior to the submission of large scale developments and are required to take into account those consultations. Neighbourhoods have the power to draw up Neighbourhood Plans provided that they are compliant with the local plan. This should only be to promote growth and should not be seen as a way of preventing development. The localism Bill does not replace the exiting system with one that determines applications based on their level of popularity. S38) remains in place and requires that applications are determined in accordance with the Development Plan unless other material consideration indicate otherwise.</p> <p>Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking</p>

<p>respect the character of the countryside.</p> <p>NPPF Paragraph 93 Wind turbines as discussed above are inefficient and therefore do not satisfy the requirements of paragraph 93 of the NPPF. They are not sustainable development.</p> <p>There is a bill in the House of Lords limiting the siting of turbines of this size to 1.6km from the nearest dwelling.</p> <p>National Planning Policy Framework 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.</p>	<p>a positive approach to sustainable new development. This proposal is considered to be sustainable development, meeting the three components of sustainability (social, economic and environmental). The proposal however does not create further jobs or employment, and is not considered to be economic growth, therefore this particular paragraph of the NPPF does not fully address this application.</p> <p>As stated above, the NPPF encourages LPA's to consider renewable energy proposals in a positive light. This proposal would produce additional renewable energy which would help to meet the Governments renewable energy targets which aims to reduce the UK's carbon dioxide emissions by some 60% by 2050 with real progress by 2020.</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.</p> <p>The NPPF states that all three elements of sustainability have equal weight and should all be assessed together and not taken in isolation. 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 that needs to be met between the sympathetic siting of renewable energy projects and the extent of the environmental, social and economic impacts. In terms of the environmental impact, the proposal will not cause any harm to protected species, indeed LCC Ecology have no objections. The environmental impact of creating renewable energy is also beneficial in the wider context of reducing CO2 emissions. With regards to the social impact of the proposal, the generation of renewable power could be seen as socially responsible. The impact of the turbine has no particular impact upon the residential amenities of the residents of Thorpe Satchville. In terms of the economic sustainability, the turbine will generate power for Hall Farm and any excess power will be sent to the National Grid. For the turbine to be viable the applicant will have calculated the cost of installation against the energy produced to ensure that the project is economically beneficial. In terms of any loss to the economy via</p>
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<p>No further applications should be accepted until the Council has a clear strategy as to how to deal with the applications.</p> <p>The application is contrary to policy OS2 of the Melton Local Plan.</p> <p>Will affect the landscape which is designated as an Area of Particular Attractiveness within the Local Plan. It is not correct to assert that National Policy promoting the use of renewable resources should be given primacy over local landscape policies</p>	<p>tourism etc, this has not been proven. The economy could also be boosted by the manufacture, installation and continued servicing of the turbine and the related jobs that this would create.</p> <p>The Council cannot refuse to accept these or any other types of planning applications. Each application is determined on its own merit using the planning policies in force at the time of determination.</p> <p>The application is considered to be contrary to OS2 of the Melton Local Plan, however the application needs to be considered against the development plan as a whole, including the East Midlands Regional Plan and the National Planning Policy Framework.</p> <p>The policy referred to is no longer a saved policy.</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>Other Matters</p> <ul style="list-style-type: none"> • Will set a precedent for other farms to have wind turbines • The residents of the village will gain nothing, but will in effect pay for the turbine through the subsidies paid to developers via electricity and gas bills. • No benefit to the community 	<p>Each application is determined on its own individual merit at the time of the application. Cumulative impact is a consideration, and a balanced judgement needs to be made on the relative harm posed by the development.</p> <p>This is a policy led by National Government to increase the volume of renewable energy produced and is not a material consideration in the determination of the application.</p> <p>Whilst there is no direct benefit, the surplus energy generated by the turbine will be fed back to the National Grid, which will benefit electricity users nationally.</p>

Supporters

5 letters of support received from 5 different households were 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>Noted, an assessment on the impact on the surrounding landscape is contained within the report.</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>	
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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 proposal is considered by Environmental Health to have a potentially negative impact upon some properties located approximately 470m from the application site with regards to the potential noise at low wind speeds. On balance it is considered that this risk could be mitigated by condition in line with ETSU-R-97. The site is considered to have adequate access arrangements and to pose no risk to highway users. Having considered all the issues, in this instance, the proposal is considered 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. The boundary to the south of the development site should be maintained as a post and rail fence throughout the life of the turbine. No hedgerow should be planted within 54 meters of the turbine base.
4. The Applicant must notify the local planning authority in consultation with East Midlands Airport within 1 month, of the turbine commencing operation.

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 6 the land shall be reinstated in accordance with a scheme to be submitted and implemented as approved by the Local Planning Authority.
8. Any incidental records of bat or bird strike must be forwarded to the Local Planning Authority
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 approach 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 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.

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 that the development continues to meet the national guidance throughout its working life.
4. 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.
5. To ensure that, on decommissioning, the site is reinstated in order to protect the environment
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.