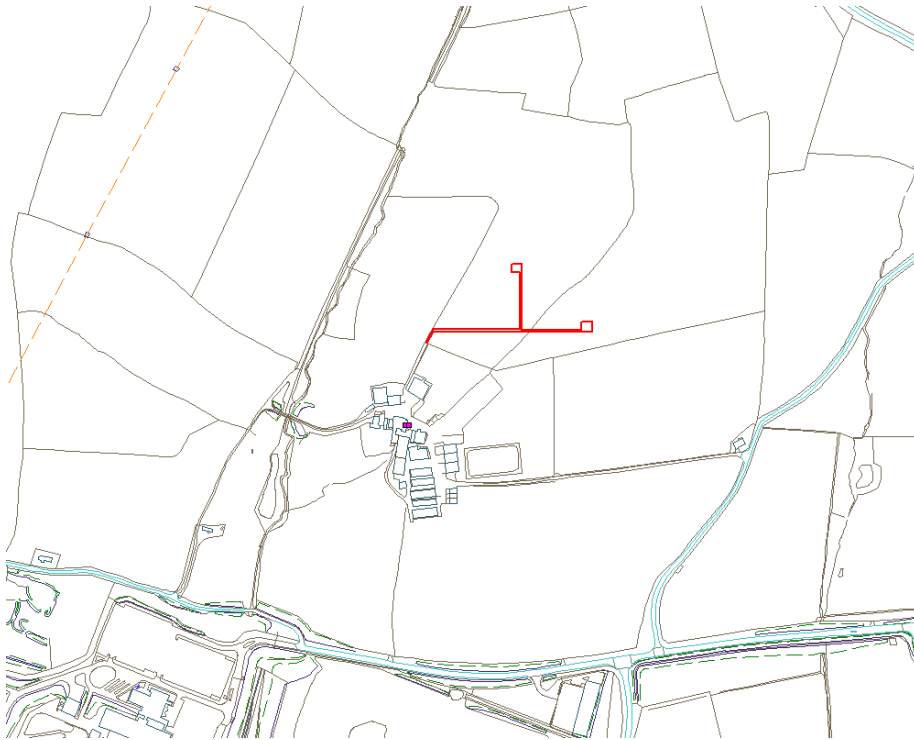


Reference: 11/00138/FUL
Date submitted: 14.03.2011
Applicant: Mr Roger Hobill
Location: Welby Grange, Welby Road, Melton Mowbray LE14 3JL
Proposal: Installation of 2 medium scale 250KW wind turbines, with a hub height of 39 metres and a blade diameter of 30 metres



Proposal:-

This application seeks approval for the erection of 2 medium scale wind turbines together with a temporary access track. The turbines are to be located within a field belonging to the holding of Welby Grange Farm. The turbines are proposed to be part of Welby Grange Farm's business with accesses off St Bartholomew's Way, north of Melton Mowbray. The topography in this area is one of gentle rolling hills, the farm and farm house, which is a grade II listed building, sits lower down, with the access roads at the top of the hill. The proposed wind turbines will be located east of the farm midway up the hill. The turbines will each have a hub height of 39 metres with a 30 metre blade diameter giving a total height from ground to blade tip of approximately 54 metres. The Turbines will have two blades each of approx. 13 metres in length. The tower will be of galvanized steel and tapered in design they will be painted in a neutral matt colour to minimise the visual intrusion on the landscape.

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

- **Impact upon the character of the countryside designation**
- **Impact upon the heritage assets within the vicinity**

- **Impact upon residential amenities**

The application is to be heard by the Development Committee as the recommendation departs from the advice from English Heritage.

Relevant History:-

07/00179/COU – WITHDRAWN - Change of use of land to touring and static caravan site and creation of fishing ponds.

07/00180/OUT - REFUSED - Working equestrian Holiday Centre

08/00975/FUL – CLOSED - Replace piggeries with cattle yards

09/00059/FUL - Phase 1 – Livestock Barn – approved

09/00060/FUL – Phase 2 – Livestock Barn – approved

09/00134/FUL – Phase 3 – Livestock Barn – approved

09/00135/FUL – Phase 4 – Livestock Barn – approved

09/00352/FUL – phase 5 - Revised Barn – closed

09/00353/FUL – Phase 6 – Revised Barn – closed

09/00401/FUL – Phase 7 – Revised Barn – closed

09/00548/FUL – Conversion of redundant barn to create a dwelling – approved 17.12.09

Planning Policies:-

PPS1: Delivering Sustainable Development and accompanying annex PPS: Planning and Climate Change set out the Government’s commitment to delivering renewable energy development as part of the measures to address the causes and potential impacts of climate change.

PPS22: Renewable Energy outlines the key principles to which regional planning bodies and local planning authorities should adhere in their approach to planning for renewable energy. More specific and detailed guidance on wind energy is contained in the accompanying Companion Guide to PPS22 issued in August 2004. The Government’s energy policy is set out in the Energy White Paper and which aims to reduce the UK’s carbon dioxide emissions by some 60% by 2050 with real progress by 2020. A target has been set by Government to generate 10% of UK electricity from renewable energy sources by 2010.

The Government's Energy Review (July 2006) announced the intention to give greater clarity to strategic issues relating to renewables. Annex D of the Energy Review seeks to renew the commitment of the Government to renewables and clarifies the role of the planning system in realising renewable projects. Annex D makes it clear that:

“New renewable projects may not always appear to convey any particular local benefit, but they provide crucial national benefits. Individual renewable projects are part of a growing proportion of low carbon generation that provides benefits shared by all communities both through reduced emissions and more diverse supplies of energy, which helps the reliability of our supplies. This factor is a material consideration to which all participants in the planning system should give

significant weight when considering renewable proposals.”

Whilst the main thrust of the guidance relates to commercial, larger scale schemes, it is acknowledged that small scale renewable energy projects such as wind turbines and solar panels can be incorporated within new developments and existing buildings. Local Planning Authorities should seek to encourage such schemes through positively expressed policies.

Paragraph 15 states that local landscape and local nature conservation designations should not be in themselves to refuse planning permission for renewable energy developments. Planning applications for renewable energy developments in such areas should be assessed against criteria based policies set out in local development documents, including any criteria that are specific to the type of area concerned. Paragraph 20 goes on to state that; Of all renewable technologies, wind turbines are likely to have the greatest visual and landscape effects. However, in assessing planning applications, local authorities should recognise that the impact of turbines on the landscape will vary according to the size and number of turbines and the type of landscape involved.

PPS5 ‘Planning for the Historic Environment’ outlines the Government’s policies for effective protection of all aspects of the historic environment. Planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The Government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government’s objectives for planning for the historic environment seek to recognise that heritage assets are a non-renewable resource, recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term and wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation.

PPS7: Sustainable Development in Rural Areas emphasises national policy in terms of protecting the countryside. It pays particular attention to designated areas (e.g. AONB’s) and advocates the use of Landscape Character Assessments to guide development needs and establishes 4 objectives of :

- Raising the quality of life and the environment
- Promoting more sustainable patterns of development
- Promoting the economic performance of the English regions
- Supporting the agricultural sector.

PPS9: Biodiversity & Geological Conservation sets out the policies for the protection of biodiversity and geological conservation through the planning system. It states that should a development pose potentially harmful aspects to the biodiversity or geology of the area ‘local authorities should use conditions and/or planning obligations to mitigate’.

PPG24: Noise relates to planning and noise and how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development. Paragraph 22 refers to other statutory controls that exist outside the planning system and the granting of planning permission does not remove the need to comply with these controls.

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.

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’

Melton Core Strategy (preferred Options) DPD is supportive of renewable energy development, accepting that it has a place in locations which support the resource.

Consultations:-

| Consultation reply | Assessment of Head of Regulatory Services |
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| <p>Environmental Health Officer – No objections</p> <p>Having had regard to the report submitted by F.R. Mark & Associates, dated May 2011, in support of the Proposed Wind Turbines at Welby Grange. The report addresses the question of the combined effect of noise from the proposed Asfordby Wind Farm as well as the Proposed Wind Turbines at Welby Grange.</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</p> | <p>Noted. The turbines are to be located within two parcels of land associated with the working farm. Due to the topography of the area being one of rolling hills the turbines will sit mid way up, sitting above the farm dwellings.</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-</p> |

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| <p>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 enquiries.</p> | <p>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 as $L_{A90,10min}$) is an absolute minimum target level of 43 dB $L_{A90,10min}$</p> <p>The noise assessment reports that the nearest residential property; Potters Hill Farm, using a worse case scenario will experience noise levels of 36.1dB L_{A90} Which is below the recommended acceptable levels.</p> <p>The Environmental Health Officer recommends acceptance of the findings of the report that the combined noise levels arising from the Proposed Asfordby Wind Farm together with the Proposed Turbines at Welby Grange will not exceed the ETSU target levels.</p> |
| <p>LCC Highways - No objection subject to conditions.</p> | <p>The application was supported with a transport assessment outline the highway movements over a 50 day construction phase. The turbines will be transported by 2 x 40ft transport rigs comprising of tractor and trailer. The excavator will be delivered on a low loader.</p> <p>Two site accesses have been identified, St Bartholomew's Way and directly off the A606 which is used for the farm livestock deliveries. The Highways Authority raised no objection but have requested that the transport route be approved prior to commencement of the development.</p> |
| <p>MBC Conservation Officer –</p> <p>The hamlet of Welby is the closest settlement to the south west of the site of the proposed turbines. There are three listed buildings within the vicinity: St Bartholomew's Church (grade II* listed c14 origins); Welby Grange (c17) and an outbuilding associated with the Grange (c19).</p> <p>Landscape Character - The definition of the historic landscape is:</p> <p>Landscape is the product of millions of years of geological evolution combined with thousands of years of human settlement and activity. The ways in which people in the past and the present have and continue to shape our physical environment is not</p> | <p>The English Heritage guidance document entitled 'Wind Energy and the Historic Environment' advocates a sustainable approach to renewable energy generation which requires a balance to be drawn between the benefits it delivers and the environmental costs it incurs. Therefore whilst recognising the need to invest in renewable energy it recognises the potential implications for the historic environment.</p> <p>The turbines will clearly be visible from Welby Grange but the Conservation Officer considers that they are sufficiently distant so as to limit the effect on the setting of the listed buildings</p> <p>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</p> <p>Due consideration must be given to the following</p> |

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| <p>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.</p> <p>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</p> <p>The proposed location of the two turbines is within an area classified in historic landscape terms as ‘ridge and valley’ and as such there is a potential impact on that landscape. The area as a whole displays subtle variations which include unchanged remote and pastoral landscapes and the countryside in this immediate vicinity has clearly undergone little change throughout the years.</p> | <p>factors:</p> <ul style="list-style-type: none"> • Impacts of the proposed development on the historic environment (archaeological remains, historic structures and buildings, designed landscapes, designated sites/areas) • The setting of historic sites’ • The visual amenity of the wider landscape that may detract from its historic character, tranquillity and remoteness <p>This can be further broken down into the following elements:</p> <ul style="list-style-type: none"> • Visual dominance – • Scale • Inter-visibility • Vistas and sight lines <p>The Landscape Character Assessment of Melton Borough (2006) places the site into the area characterised as ‘Ridge and Valley’. This is described as ‘ a broadly homogenous gently rolling and valley landscape with contrasting large scale arable fields along ridgelines and smaller scale pastures in the valleys, with managed hedges and scattered trees’.</p> <p>The Conservation Officer has noted that the applicants propose to locate the turbines at mid height range to reduce the visual impact to a degree and would consider that in terms of the existing landscape - the siting of the turbines may be suitable.</p> <p>With regards to visibility from the highway, whilst certain views will be screened by trees, hedgerows and/or roadside buildings the turbines will be visible from certain points on the A606 when approaching Melton Mowbray from Ab Kettleby. That said the fact that their locations have been chosen at mid height range rather than at the highest points in the landscape will mitigate that visibility to a degree.</p> <p>In regard to the network of lanes in the immediate vicinity the turbines will be at their most visible from the rear farm approach lane to Welby Grange but again these will be screened to an extent by the lanes side boundary hedgerows. This is a lane used primarily by farm traffic and rarely by other vehicles which reduces the public impact.</p> <p>Welby Grange Farm is a working farm with a range of outbuildings old and new. The farm sits within the valley and the turbines will be mid way up the</p> |
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| | <p>hill. To the south is Asfordby Business Park, landfill site and the test track currently used by London Underground. This industrial landscape also sits within the historic setting. The erection of two turbines in this location is considered to have no greater impact upon the historic environment.</p> <p>The turbines each will produce 500,000 KWh per annum which has been stated will completely replace the average annual consumption of the farm and offset upwards of 340 tonnes of CO² emissions from existing power generation facilities. Energy not required will be sold back into the national grid providing green energy to be transported and could serve up to 168 households.</p> <p>It is considered that due the topography and the characteristics of the surrounding area that there would be limited impact upon the setting of the listed buildings. The energy produced by the turbines will offset the CO² produced at the farm and provides economic benefits. It is considered that the benefits outweigh the harm in this instance and should be supported.</p> |
| <p>English Heritage – Objects</p> <p>The submitted heritage assessment correctly identifies the presence of the scheduled monastic grange earthwork site (Sysonby Grange), the Grade II* listed Church of St Bartholomew (and the undesignated medieval settlement earthworks at Welby) and the Grade II listed buildings at Welby Grange Farm alongside other features. However English Heritage do not accept the analysis of values or the assessment of impacts presented in the applicants Heritage Statement.</p> <p>It is considered that the 2 wind turbines would have a significant impact upon the designated Heritage Assets and that there is no public benefit to outweigh the harm caused.</p> | <p>Noted. See commentary above.</p> <p>PPS5 ‘Planning for the Historic Environment’ seeks to protect the historic environment These policies should be read alongside other relevant statements of national planning policy. PPS1 ‘Sustainable Development’ and PPS22 ‘Renewable Energy’ promote Sustainable Development and are applicable to this proposal and careful weighing up the objectives of all policies is required when considering proposals of this nature against the policy objectives.</p> <p>PPS5 policy HE1 sets out objectives on ‘Heritage Assets and Climate change’ Local planning authorities should identify opportunities to mitigate, and adapt to, the effects of climate change when devising policies and making decisions relating to heritage assets by seeking the reuse and, where appropriate, the modification of heritage assets so as to reduce carbon emissions and secure sustainable Development. Opportunities to adapt heritage assets include enhancing energy efficiency, improving resilience to the effects of a changing climate, allowing greater use of renewable energy.</p> <p>PPS5 advises that Local Planning Authorities should when development could have a negative effect on heritage assets, help the applicant to identify feasible solutions that deliver similar climate change mitigation but with less or no harm to the significance of the heritage asset and its</p> |

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| | <p>setting. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change should be weighed against any harm to the significance of heritage assets in accordance with the development management principles in this PPS and national planning policy on climate change.</p> <p>It is considered that the turbines are located sufficiently away from the listed buildings and the Scheduled Ancient Monument (which is on the other side of the hill towards Nottingham Road) to not have a negative impact. The rolling topography greatly assists in this assessment which varies the skyline and obscures long range views of the area. The benefits to be gained from the turbines are considered to have public benefit, nationally, in line with the objectives of PPS22 and the proposal should be supported.</p> |
| <p>East Midlands Airport – the proposed development has been examined from an aerodrome safeguarding aspect and does not conflict with safeguarding criteria. Accordingly, East Midlands Airport has no safeguarding objection to the proposal.</p> | <p>Noted.</p> |
| <p>MOD – Defence Infrastructure Organisation – No objection</p> | <p>The principle concerned from the MOD is obstruction to the air traffic control and air defence radar installations. Whilst they have no objection to the erection of 2 wind turbines in this location they wish to be notified of the installation start and completion dates along with the height of the construction traffic and the longitude and latitude of the turbines. The information will then be plotted on flying charts so that military aircraft can avoid the area.</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>Natural England – commented on the proposal and requested that the turbines be positioned 50 metres away from any hedgerow.</p> <p><u>Amended plans</u>; Natural England have stated that they are unsure if the turbine 2 has been situated 50 meters away from the hedgerow due to part of the site going off the page.</p> | <p>The location plan has been amended so that both turbines are located 50 metres away from the hedge.</p> <p>Due to the large scale of the site plan the whole of the area is not shown; the boundary to the west of the turbines. When scaling from the location plans, which are at a smaller scale, the proposed location is acceptable, the agent has confirmed that the turbines will not be within 50 metres of any hedge.</p> |

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| | A condition can be imposed to ensure that the turbines are not positioned within 50 metres of any hedgerow. |
| LCC Ecology – No objections providing the turbines are not located within 50 metres of any hedgerow. | Noted. A condition can be imposed to ensure that the turbines are not positioned within 50 metres of any hedgerow |
| <p>Parish Council –</p> <p>Ab Kettleby Parish Council - Objects</p> <ul style="list-style-type: none"> • the visual impact upon the surrounding countryside • noise levels when in operation • concerned with the amount of wind turbine application coming into the borough. • Impact upon Highways with all the different uses in the area <p>Asfordby Parish Council: Objects</p> <ul style="list-style-type: none"> • on the grounds of visual amenity and protection of the historical setting of the site | <p>The turbines are likely to be visual in the landscape and there is no argument that turbines have a visual impact. The assessment that needs to be made is the harm in relation to the relevant planning policies, listed above. An assessment on the visual impact is stated below.</p> <p>See above, the Environmental Health Officer has no objection in relation to noise.</p> <p>Every application has to be determined on its own merits. If planning permission is granted for the turbines it does not necessarily follow that planning permission would be granted for turbines in every field. This is particularly noted in PPS 22 which states that planning authorities should take into account the cumulative impact of wind generation projects in particular areas. Therefore, if a number of application were received a judgement would be needed on the cumulative impact and if considered harmful could lead to a reason for refusal. The proposal for 9 turbines at the former colliery is still awaiting information and is yet to be considered. However, this application proposes two turbines and this application should be considered on its own merits. The submitted noise assessment has taken into account cumulative noise impact which has concluded that the levels will be acceptable.</p> <p>The turbines will be associated to the working farm and once constructed little traffic will be generated. St Bartholomew's Way services the Asfordby Business Park and is suitable for catering for larger vehicles.</p> <p>The Highways Authority has no objections subject to requiring details of the transport route prior to completion.</p> <p>Noted see above.</p> |

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| LCC Archaeology – Do not feel that any archaeological work is required as part of the scheme as the works described appear to be on a small scale and as such below ground remains are unlikely to be affected by the works. | Noted. |

Representations:

A site notice was posted in line with consultation procedures, as a result 4 letters of objection have been received. The letters are summarised below;

| Representation | Assessment of Head of Regulatory Services |
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| Visual Impact on Character of the Countryside | <p>PPS22 clearly states in paragraph 15 that “Local landscape and local nature conservation should not be used in themselves to refuse planning permission for renewable energy developments. Planning applications for renewable energy developments in such areas should be assessed against criteria based policies set out in local development documents”.</p> <p>The turbines are to be located to the east of Welby mid way up on a hill and will be 39 metres to hub height 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 the will need to be assessed. Guidance in PPS 22 (paras 9 – 15) clearly put the emphasis on protecting international and nationally designated sites such as SSSI’s and AONB’s.</p> <p>The turbines are to be sited to the north of Melton and due to the topography of the area and location of properties within Melton the turbines will be relatively unseen from the approach to the town. To the south of the site the more prominent views will be from minor lane linking Asfordby Valley to Ab Kettleby and from approach from the Business Park along St Bartholomew’s Way. The environment surrounding the site exhibits an enclosed landscape visually contained by its topography, views across the landscape are generally limited to short range views and as a result the turbines would have a limited zone of visual influence.</p> <p>The proposed temporary access track will give access from the farm yard up the hill to the location of the wind turbines. If considered necessary a condition could be imposed with regards to the surfacing of the track to reduce any likely impact.</p> <p>Wind turbines are visually prominent but the degree of harm needs to be assessed. In assessing</p> |

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| | <p>the impact on the landscape it is considered that the proposal would not 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 PPS22 advises against.</p> <p>The issue of landscape character was considered by the Inspector at the recent decision at Palmers Hollow (08/00990/FUL). In this instance it contributed to the reasons for refusal. However, this was on the basis that, taking into account the scheme was for 8 turbines very much a larger in scale, it would alter the landscape character of the entire Vale of Belvoir, rather than the fact that they would be simply visible. It is not considered that these two turbines would have an impact of this scale, and as such the decision does not add weight to the view that it should be refused.</p> |
| <p>Conservation/Character of the area</p> <ul style="list-style-type: none"> • visual impact it will have on the local historical area (Welby church/medieval site) • The excessive size of the turbines and scale of the development will be harmful to the character and appreciation of these irreplaceable historic assets for a generation. • Impact upon tourism | <p>There are a number of listed buildings within the area, a significant one being the Church to the southwest and the energy receiving farm house Welby Grange. There is also a scheduled Ancient Monument; Sysonby Grange. An assessment on the impact on the setting of the Listed Buildings is required.</p> <p>There is a duty to give special consideration to the desirability Of preserving and enhancing the setting of designated Listed Buildings. As stated above it is considered the industrial park to the south along with the working farm and the rolling topography ensures that the turbines are not going to have a detrimental impact on the settings. The benefits gained would outweigh any harm and would provide energy for the farm and Welby Grange Farm house which is also a listed building and contributes to reducing the CO² produced on the farm.</p> <p>It is not clear how two turbines will impact upon tourism in the area and it is assumed that it is due to a possible impact upon the landscape which has been addressed above. There are a series of footpaths to the south and southeast of the site which will be unaffected. There are none through the farm holding itself.</p> |
| <p>Noise from Turbine</p> <ul style="list-style-type: none"> • Concerned with cumulative noise from the turbines and proposal for wind farm on former colliery site. | <p>Information on cumulative noise has been submitted and has been assessed by the Environmental Health Officer, see above. The Environmental Health</p> |

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| | Officer is satisfied that the turbines will operate below the thresholds permissible. If the turbines start to become a statutory nuisance with regard to noise then this can be controlled by other legislation. |
| <p>Health Issues</p> <ul style="list-style-type: none"> • Too close to the primary school at Ab Kettleby – concened with low frequency noise and flicker | <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 schools 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>Impact upon private residential dwellings</p> | <p>Welby Grange Farm is situated within open countryside and has two other dwellings which are rented out. Apart from the dwellings on the farm holding the nearest residential property is to the west; Hill Top Farm off Nottingham Road. The dwelling is on the opposite side of the hill, set apart from a distance of 643 metres. The noise assessment has taken into account the impact upon this property and concluded that the noise levels would be below the permitted levels.</p> <p>The proposal is not considered to have an adverse impact on the residential amenities of private dwellings.</p> |

Conclusion

The proposal is considered to be supported in terms of principle by national policy as contributing to the wider aims of encouraging renewable energy. 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 nor have a detrimental impact upon the setting of the nearby Listed Buildings. In terms of the landscape, guidance in PPS 22 puts the emphasis on protecting international and nationally designated sited such as SSSI's and AONB's. 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 and the landscape, although the landscape is unspoilt it is not one that attracts protection through its designation, in the manner explained in PPS22. Accordingly, the balance of these issues is considered to favour the installation. The proposal is not considered to impact on the amenities of residential dwellings and there are adequate access arrangements. 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 proposed development shall be carried out strictly in accordance with the amended plans deposited with the Local Planning Authority on the 5th May 2011, showing the revised location of the turbine 2.
- 4 Notwithstanding the plans as submitted, all parts of the turbine, including the rotor sweep, should be over 50 metres from hedgerows and trees.
- 5 Measures shall be put in place to prevent accidental entrapment of badgers overnight during the development phase. Trenches shall be covered, or ramps should be placed within them in order that any animals that fall in, can escape.
- 6 Before the development commences, details of the routeing of construction traffic shall be submitted to and approved by the Local Planning Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times unless otherwise agreed in writing by the Local Planning Authority.
- 7 For the period of the construction of the development within the site, vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway.
8. By the end of 25 years after the first generation of electricity from the site, or should the generating of electricity cease all wind turbines, ancillary equipment and buildings shall be dismantled and removed from the site and the land reinstated to its former condition in accordance with a scheme to be submitted to the local planning authority for written approval not later than 12 months before the expiry of the 25 year period., or 12 months after the generation of electricity ceases. The scheme to be submitted shall include the dismantling and removal of all turbines, equipment and buildings above existing ground levels and the removal of turbine base.

Reasons :-

- 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 For the avoidance of any doubt
- 4 To ensure the proposal does not impact on protected species.
- 5 To ensure protected species are protected throughout the development.
7. 6 To ensure that construction traffic associated with the development does not use unsatisfactory roads to and from the site. The possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users.
8. To allow the Local Planning Authority to review the installation.

Contact: Mrs Denise Knipe

Date: 12th July 2011