

APPLICATION NO	PA/2009/1260
APPLICANT	RES UK & Ireland Ltd
DEVELOPMENT	Planning permission to site ten 80m high anemometer/meteorological masts
LOCATION	Land north and south of Keadby Grange, access road to Pilfrey Farm and Keadby Grange, Crowle & Keadby Parishes
PARISH	CROWLE AND KEADBY
WARD	Axholme North
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor J Briggs – significant public interest) Objections by Keadby with Althorpe Parish Council and Crowle Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: The Government has set out a renewable energy target for the Yorkshire and Humber region, which includes North Lincolnshire, North East Lincolnshire, Kingston-upon-Hull and the East Riding of 146 Megawatts of installed renewable capacity by 2010.</p> <p>North Lincolnshire Local Plan: Policy DS21 (Renewable Energy) applies and states that proposals for the generation of energy from renewable resources will be permitted provided that:</p> <ul style="list-style-type: none"> • any detrimental effect on features and interests of acknowledged importance, including local character and amenity, is outweighed by environmental benefits; and • proposals include details of associated developments, including access roads and other ancillary buildings, and their likely impact upon the environment. <p>Policy RD2 sets out the criteria whereby development in the open countryside may be permitted.</p> <p>Policy LC5 covers the impact of development on species protected by Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 (as amended).</p>

Policy LC7 requires proposed developments in the open countryside to give special attention to the protection of the scenic quality and distinctive character of the landscape.

Policy DS1 sets out the general requirements for all development.

CONSULTATIONS

NATS: No safeguarding objections.

British Waterways: No comments.

KEADBY WITH ALTHORPE PARISH COUNCIL

Object. 'Enough is enough'. Detailed comments/questions about the need for the masts and whether the turbines might be shown to be an unviable proposition; traffic – would Ealand be subject to even more traffic?; ask why more effort isn't being put into harnessing water power. Feel they have played their part and another 10 masts is just out of order. There is already a mast, why do they need another 10?

CROWLE TOWN COUNCIL

Object. Disappointed there is to be a further blot on the landscape. Are the masts to be a temporary or permanent fixture?

PUBLICITY

Neighbouring properties have been notified and site notices posted. A number of letters have been received raising the following issues:

- Access is the main issue raised. Objectors are very concerned that this proposal will result in access being granted for the 34 turbines through Isle villages including Eastoft, Ealand, Crowle and Luddington and will circumvent the conditions placed upon the Secretary of State's approval which required a Traffic Management Plan (TMP) to be agreed. Questions asked about the route, will it be existing tracks? 'What is the point of putting in an application that has no access?' 'Tantamount to allowing RES access for all wind farm traffic as a precedent will have been set'.
- no details on traffic – number of journeys
- the application should not be considered without an acceptable TMP
- damage to property from traffic
- what about community consultation?
- the site is in an area at risk of flooding

- there are many trees and hedges around the site
- within 20m of a watercourse – biodiversity. Ecological impact
- visual impact
- noise pollution
- pollution from traffic movements impacting upon the mushroom farm
- flicker effect

ASSESSMENT

Planning permission is being sought to erect ten 80 metre high anemometer/meteorological masts for a temporary period on land north and south of Keadby Grange in order to allow calibration of the 34 turbines given permission by the Secretary of State (WF/2003/1630).

The masts would be of a pole design supported by guy lines situated at a distance of 50 metres from their bases, which would cover an area approximately 100 metres by 100 metres.

The main issues which need to be addressed in determining this proposal are the transport issue and whether the masts would have an adverse visual impact on the surrounding open countryside.

The main issue of concern to residents in the surrounding area and Isle villages relates to access. The Secretary of State granted permission for 34 wind turbines to be erected with a condition requiring a Traffic Management Plan (TMP) to be agreed with the local planning authority. The initial TMP submitted by RES was considered inappropriate by North Lincolnshire Council as it would have seen very heavy traffic routed through small Isle of Axholme villages and this TMP was rejected. At the present time there is no TMP agreed, and no formal scheme under consideration and this is an issue which must be satisfactorily addressed by RES before they can begin work on the construction of the turbines for the windfarm.

However, this application being presented to committee is for ten anemometer (wind speed) masts which can be brought to the site on the back of a trailer pulled by a 4x4 vehicle, similar to or smaller than many vehicles used by local people and farmers. If approved, this application would have no material bearing upon the final TMP.

Indeed, the design and access statement indicates that the developer will use whatever access is agreed in relation to the turbines, and a condition can prevent the masts being taken to the site until the TMP for the turbines is agreed. The masts should be considered on their own merits – the existing permission for 34 wind turbines is a weighty material consideration but the TMP for the turbines is a separate matter which does not warrant refusal of this current application.

With regard to its impact on the surrounding landscape, it is accepted that in terms of height the masts would be significant but their mass is relatively insignificant. Any suggested impact on the landscape would only be for a limited period of one year and must be considered within the context of a live permission existing for 34 wind turbines. The applicants are seeking a four-year permission with permission for the masts to remain in place for 12 months once they are on site. In light of the final development's characteristics, it is acceptable to give such a period of time as this is relatively a very short time span.

A condition can mitigate against any risk to bird movements across the site. It can require that all guy wires supporting the masts be rendered visible to flying birds by means of bird deflectors. The deflectors would be spaced at intervals of not more than 5 metres and would remain in place for the duration of any temporary consent given.

One of the key criteria set out in policy DS21 states that proposals for wind energy developments will be permitted provided that any detrimental effect on features and interests of acknowledged importance, including local character and amenity, are outweighed by environmental benefits.

Other issues raised by objectors include: flood risk, trees/hedges, biodiversity, noise and flicker.

The development is unlikely to be a contributing factor when flood risk is considered – there is no human life involved and minimal property of value and the Environment Agency have not commented. Trees/hedges and bio-diversity are not likely to be compromised. Noise and flicker are not problems that masts would cause. All these issues must also be considered against the existing permission for wind turbines.

Regarding ecology, specifically protected species and an appropriate assessment, these matters were fully considered by the Secretary of State as part of the determination of the wind farm appeal.

The applicants have sent copies of correspondence from the Isle of Axholme Drainage Board demonstrating that the guy wires can be sited so they will not infringe the 9 metre access strip to the watercourse.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

The development hereby permitted shall be begun within 4 years of the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The masts and associated works shall be removed on or before the expiration of 12 months from the date the first mast is erected on the site and the land shall be restored to its former condition in accordance with details to be agreed in writing by the local planning authority before restoration is commenced.

Reason

Permission is granted only in the light of the short-term need for the development.

3.

The masts shall be installed with a medium intensity steady red omnidirectional aviation light as near to their highest parts as is reasonably possible.

Reason

In the interests of aviation safety.

4.

Before any development commences, details of bird deflectors to be fitted to the guy wires shall be submitted to and agreed in writing by the local planning authority.

Reason

To protect wildlife and to comply with policy DS1 of the North Lincolnshire Local Plan and PPG9.

5.

The agreed bird deflectors shall be spaced at 5 metre intervals from the anchors to the top of the masts on the outer guy wires and shall be maintained in those locations, in good condition, at all times the masts are on the site.

Reason

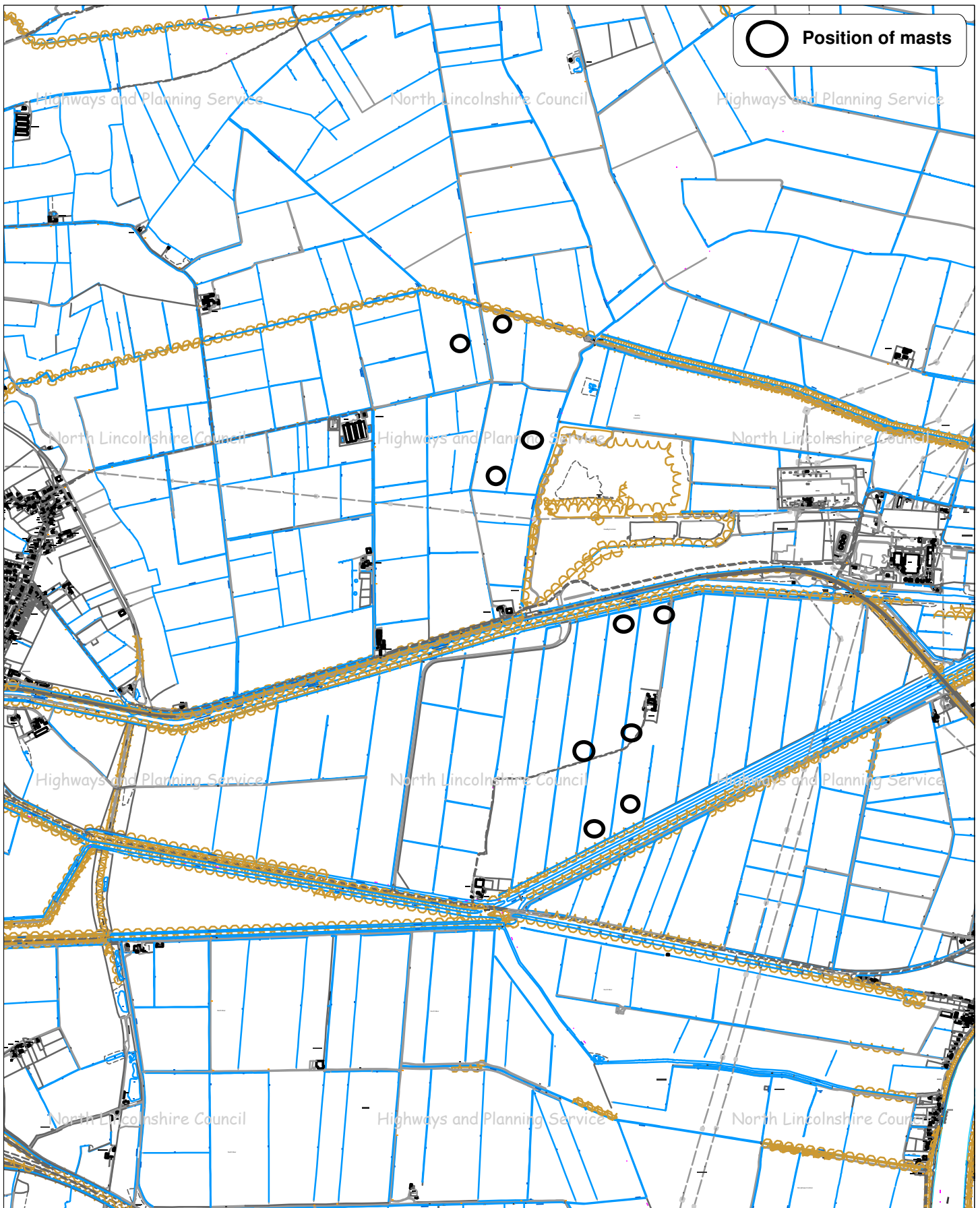
To protect wildlife and to comply with policy DS1 of the North Lincolnshire Local Plan and PPG9.

6.

The development shall not commence until the Traffic Management Plan required by the section 36 conditions imposed by the Secretary of State in relation to WF/2003/1630 has been approved in writing by the local planning authority and only the approved route shall be used for transporting the masts to and from the site.

Reason

To protect the amenities of the residents of nearby properties and to comply with policy DS1 of the North Lincolnshire Local Plan.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service

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