

APPLICATION NO	PA/2010/0461
APPLICANT	RWE Npower Renewables
DEVELOPMENT	Planning permission to erect a single 80 metre anemometry mast for a temporary period of three years
LOCATION	Land east of Eastoft Moors Road, Eastoft
PARISH	EASTOFT
WARD	Axholme North
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillors Briggs and Barker – significant public interest)

POLICIES

North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

Policy LC14 (Area of Special Historic Landscape Interest) – the Isle of Axholme is designated as an area of special historic landscape interest.

Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.

Development required to meet the social and economic needs of rural communities and small-scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features.

A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

Schemes to improve, restore or manage the historic landscape will be sought in connection with, and commensurate with the scale of, any new development affecting the area of special historic landscape interest.

CONSULTATIONS

Highways: No objections.

PARISH AND TOWN COUNCILS

Eastoft Parish Council: No objections.

Amcotts Parish Council: No objections.

Crowle Town Council: Object to the proposal on the grounds of the cumulative impact of the multiple windfarms that have been approved in the area, resulting in the local area being the most concentrated area of wind turbines in the whole of Europe.

PUBLICITY

A site notice was erected near to the proposed site and the nearest properties were notified by letter. Following requests by local ward members, further consultation was carried out in the wider area resulting in 23 objections being received, objecting on the following 'material' grounds:

- the area does not need another wind farm and already has its 'fair share'
- the impact that another wind farm will have on the landscape of the area

Other, non-material objections were also raised.

ASSESSMENT

Planning permission is sought for the erection of an 80 metre high anemometer mast located on land east of Eastoft Moors Road, Eastoft. The site in question is a large open field close to the hamlet of Padmoor and close to the approved Keadby windfarm. The anemometer mast would measure some 20 centimetres at its widest point and be 80 metres high, and would be secured by guy ropes to ensure that it remains in position in strong winds.

The main issue to consider in the determination of this application is whether or not the proposed anemometer mast would be detrimental to the character of the open countryside.

The proposed anemometer mast has a very slim profile and whilst policy LC14 of the North Lincolnshire Local Plan places great emphasis on the protection of the character of the landscape, it does not prohibit development provided that its design is of a high standard and its impact on the landscape is minimal. As this proposal is for a mast, the issue of 'high quality design' can be discounted as it would be difficult to create a high quality anemometer mast.

Therefore, in assessing the proposal's impact on the character of the landscape, what has to be considered is the slim nature of the mast and the fact that, from places such as

Crowle and Eastoft nearby, it would be barely visible. It is therefore considered that the proposal does not contradict policy LC14 of the North Lincolnshire Local Plan.

The objections received are all on the grounds that the proposed mast will lead to a windfarm. The issue of whether or not the proposal will lead to a windfarm is not part of this application and therefore cannot be considered as a justified reason for refusal. The application can only be determined on the design and siting issues relating to the mast and its impact on the open countryside, not whether it will lead to a new windfarm.

In conclusion, it is considered that the proposal would have a minimal impact on the Isle of Axholme area of landscape interest and does not contravene the requirements of policy LC14 of the North Lincolnshire Local Plan. Furthermore the objections received do not raise any material objection to the siting of the mast and are based primarily on the basis that the proposal is for a new windfarm in the future, which cannot be sustained. The proposal is therefore recommended for approval.

RECOMMENDATION: Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

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

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 60145258 FIGURE 1, 60145258 FIGURE 2 and 60145258 FIGURE 3.

Reason

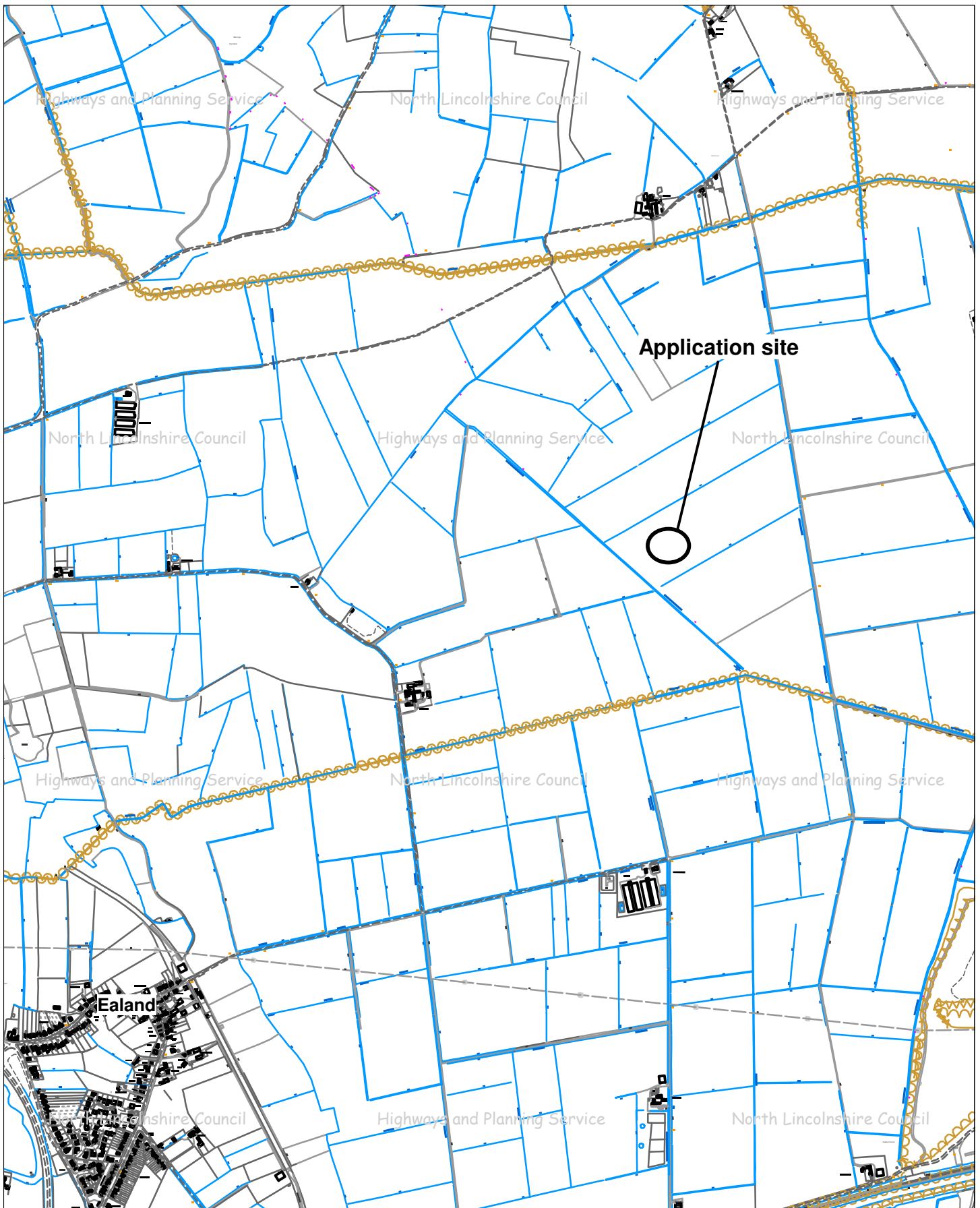
For the avoidance of doubt and in the interests of proper planning.

3.

The mast shall be removed on or before 30 June 2013 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 has only been requested for a three-year temporary period. The structure is unsuitable in construction and design for permanent retention.



Drawing Title: 2010/0461

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Highways and Planning Service

Service Director,
G Pople

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