

APPLICATION NO	PA/2012/0043
APPLICANT	Mr M Capell
DEVELOPMENT	Planning permission to erect 2 wind turbines (resubmission of PA/2011/0915 - amended location)
LOCATION	Land at Station Farm, Station Road, Kirton-in-Lindsey
PARISH	KIRTON-IN-LINDSEY
WARD	Ridge
CASE OFFICER	Ron White
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Kirton-in-Lindsey Town Council

POLICIES

National Planning Policy Framework: Meeting the challenge of climate change, flooding and coastal change – in assessing the likely impacts of potential wind energy development when identifying suitable areas, and in determining planning applications for such development, planning authorities should follow the approach set out in the National Policy Statement for Renewable Energy Infrastructure. Also, paragraph 98 informs local planning authorities of the factors which should be used to assess applications.

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design for all new developments.

Policy DS21 (Renewable Energy) states that the generation of energy from renewable sources will be permitted provided that:

- (i) any detrimental effect on features and interests of acknowledged importance, including local character and amenity, is outweighed by environmental benefits; and
- (ii) proposals include details of associated developments, including access roads and other ancillary buildings, and their likely impact on the environment.

North Lincolnshire Core Strategy: Policy CS18 (Sustainable Resource Use and Climate Change) – the council will actively promote development that utilises natural resources as efficiently and sustainably as possible. This will include:

- meeting required national reductions of predicted CO₂ emissions by at least 34% in 2020 and 80% in 2050.

- supporting renewable sources of energy in appropriate locations where possible and ensuring that development maximises the use of combined heat and power, particularly at the South Humber Bank employment site and where energy demands for more than 2MW are required for development.

SPD Planning for Renewable Energy sets out the criteria against which wind turbines will be judged.

CONSULTATIONS

Highways: No objections.

Windfarms Team (Joint Radio Company): Initially raised concerns because of possible interference to radio systems but have no objections to the revised location.

Environmental Protection: No objection subject to conditions relating to noise emissions and possible land contamination.

Environment Team: No objection with regard to landscape, ecology, public rights of way or historic environment record.

Robin Hood Airport: No objections.

NERL Safeguarding: No objections.

Skydive Hibaldstow: No objections.

TOWN COUNCIL

Objects to the proposal on the grounds of loss of visual amenity in an area which is of a predominantly rural character.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No comments have been received.

ASSESSMENT

The application site is a large open field to the west of the B1398 Scunthorpe-Kirton Road which falls steeply from east to west. It is proposed to erect two Kingspan KW6 wind turbines, each with a tower height of 15 metres, and 17 metres to the tip of the blade, sitting on concrete bases of 3.25 metres by 3.25 metres. The blades and head machinery would be of polypropylene construction and the towers of galvanised grey steel. The development relates to Station Farm, approximately 250 metres to the west, which will reap the economic benefits by a significant reduction in electricity expenditure.

This application is a resubmission of PA/2011/0915 in which it was proposed to erect a single 15 metre high turbine. However, owing to supplier problems this was changed to an 18 metre high turbine late in the planning process and subsequently it needed to be withdrawn because this was considered to be a material change.

The main issue which needs to be considered in determining this application is whether the proposed turbines would have any adverse visual impact on their surrounding open countryside setting or the amenity of the occupiers of any nearby dwellings.

Kirton-in-Lindsey Town Council objects because it considers the proposal would result in a loss of visual amenity to its rural setting. However, this view is difficult to substantiate since the turbines are of a modest height of only 15 metres and 17 metres to the tip of the blade. In addition, and in order to overcome the concerns of the Windfarm Team, the applicant agreed to relocate the turbines approximately a further 20 metres down the hill towards Station Farm away from its crest which should further reduce any potential visual impact. It should also be noted that the Environment Team has assessed the development and has no objections from a landscape aspect.

The turbines would be sited approximately 340 metres from the nearest dwellings to the west. The Environmental Protection Team have examined the likely noise impact of the development on residential amenity and have raised no objections subject to a condition limiting noise emission levels.

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 drawings: PA/2012/0043/1, PA/2012/0043/2 and PA/2012/0043/3.

Reason

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

3.
The development shall be carried out in accordance with the amended details received by the local planning authority on 2 April 2012.

Reason

To define the terms of the permission for the avoidance of doubt.

4.
If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

5.

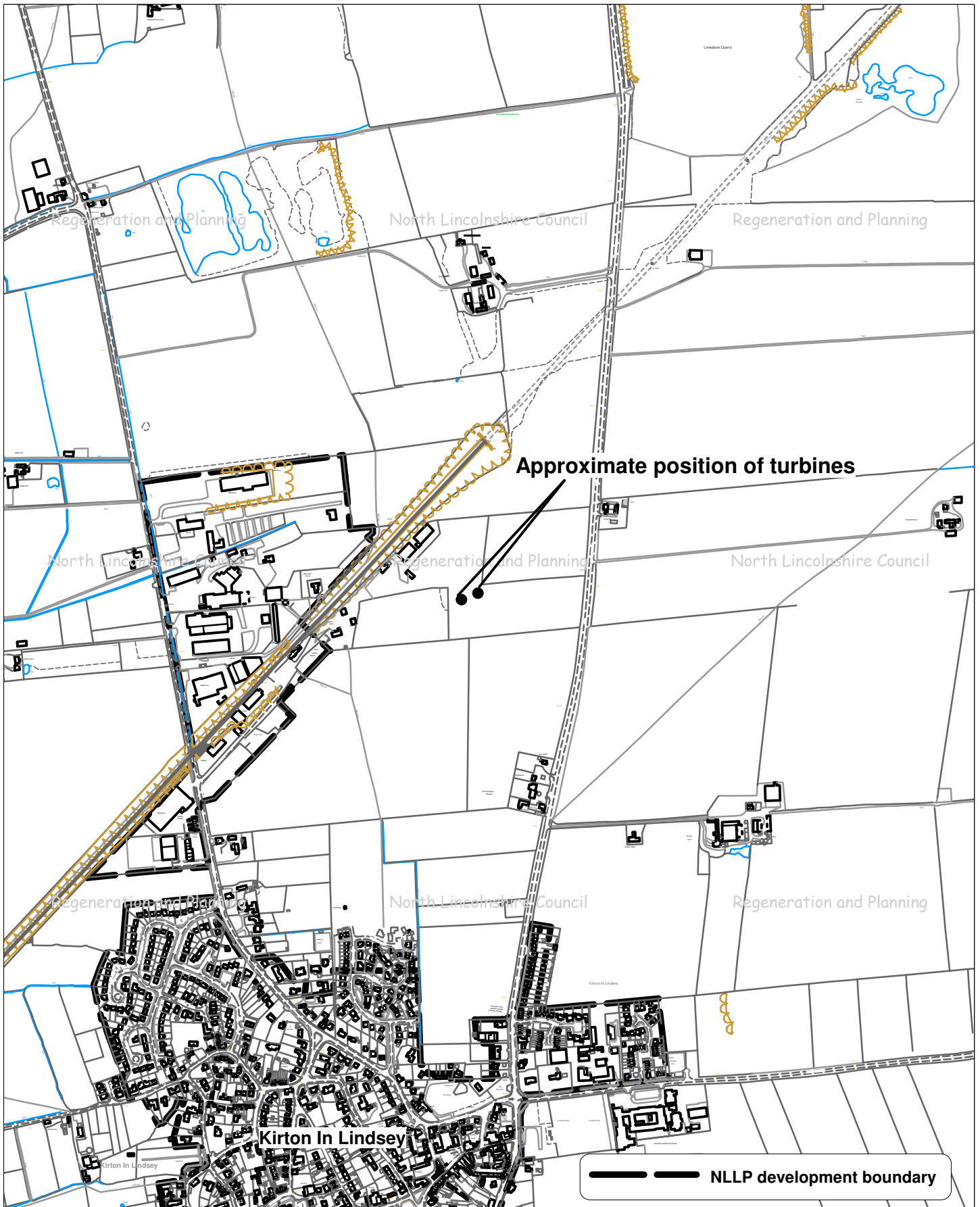
The noise emissions from the wind turbines measured at any residential property shall not exceed a value of 35 dB(A) measured as LA90,10 min up to wind speeds of 10 m/s at a height of 10m above ground. If noise from the wind turbines exhibits any audible tonality, a correction to the measured wind turbine noise shall be made in accordance with ETSU-R-97 procedures. Any such correction shall be applied to the measured wind turbine noise before comparison is made with the above noise emission limit.

Reason

To protect residential amenity.

Reasons for approval

The turbines have a modest height of 15 metres which should not present a visual intrusion into the rural landscape and are well separated from the nearest residential property. The proposal therefore complies with policies DS1, DS21 and CS18 of the North Lincolnshire Local Plan, policy CS18 of the North Lincolnshire Core Strategy, and the National Planning Policy Framework (Meeting the challenge of climate change, flooding and coastal change).



Drawing Title: 2012/0043

OS Grid Ref: SK93819974

Drawn by: KC

Scale: 1:10000

Date: 19/04/2012



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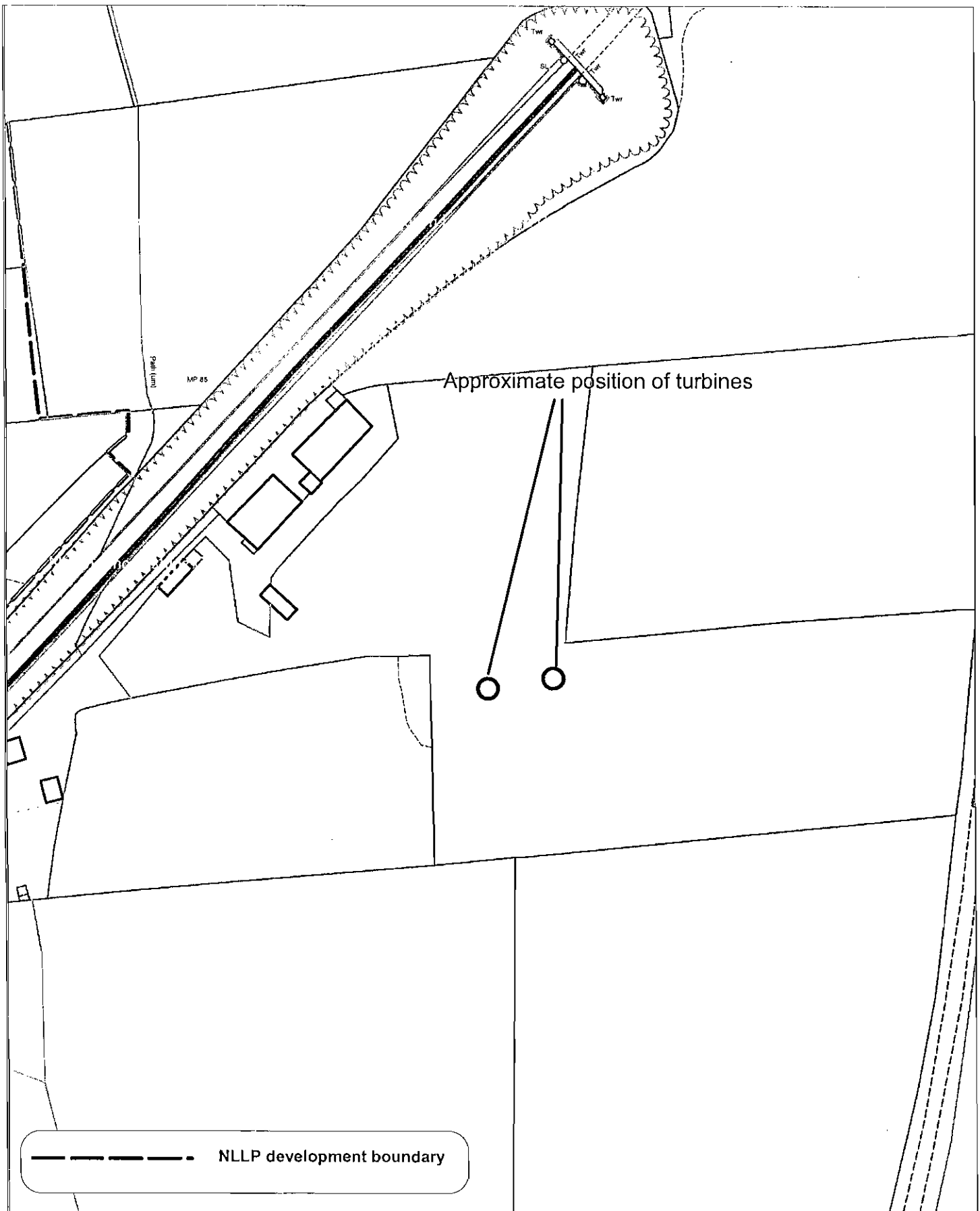


Regeneration and Planning

Head,

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----- NLLP development boundary

Drawing Title: 2012/0043

OS Grid-Ref: SK93769980

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Scale: 1:2500

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