

APPLICATION NO	WF/2012/0722
APPLICANT	Mr M Middlewood, H Middlewood & Son
DEVELOPMENT	Planning permission to erect two wind turbines (24.6m to hub and 34.2m to tip) and associated infrastructure
LOCATION	Barton Vale Farm, access road to Barton Vale, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
CASE OFFICER	Tanya Eggett
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barton-upon-Humber Town Council

POLICIES

National Planning Policy Framework: Paragraphs 93 to 99 (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:

- 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 on the environment.

Policy LC7 (Landscape Protection) – special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.

SPD (Planning for Renewable Energy) provides detailed guidance on renewable energy and sets out the criteria against which wind turbines will be judged.

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 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.

CONSULTATIONS

Highways: No objections subject to a condition (no. 3).

Environment Team (Landscape): [summarised] The proposal will have a strong and adverse characterising effect on the landscape, particularly as viewed from certain locations on Caistor Road and when viewed from sections Eastfield Road at Barton, looking east across the valley. The available views in which this characterising effect will be evident are limited in extent. The appearance of the landscape can only be seen to be changed significantly from relatively few public places in the area. Available views from Eastfield Road are in part mitigated by hedging. On Caistor Road will have significant and adverse characterising effects but for only a short section of the road and again in circumstances where the appearance of the landscape and its character are largely masked by trees.

Environment Team (trees): No impact on trees.

Environment (ecology): No objection.

Historic Environment Record: No objection subject to conditions requiring the submission of an archaeological mitigation strategy.

Environmental Protection: No objection subject to a condition in relation to noise levels.

Humberside Airport: No objection subject to a condition requiring the airport to be notified of commencement of operation of the turbines on the site.

NATS: No objection.

JRC: No objection.

Natural England: No objection.

Lincolnshire Wildlife Trust: No response.

CAA: Comments.

CPRE: Objection due to impact on the landscape. Contrary to LC7 and SPG landscape guidelines of the North Lincolnshire Local Plan and paragraph 109 of the National Planning

Policy Framework. Contrary to CS2 of the adopted Core Strategy. Electricity generated may not be just for the farm consumption.

Anglian Water: No objection.

BARTON-UPON-HUMBER TOWN COUNCIL

Objection. The location of these were felt to be wholly inappropriate. It is hoped North Lincolnshire Council will apply the North Lincolnshire policy to determine this application.

BARROW-UPON-HUMBER PARISH COUNCIL

Support.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. One letter of support has been received and six letters of objection raising the following material planning considerations:

- out of character with the landscape
- visually intrusive
- visible from listed building
- loss of tourism
- public safety issues
- noise pollution
- wind energy contributes little to reduction of CO₂ emissions
- archaeological remains may be disturbed
- proposal conflicts with NERL and NATS objects
- two turbines are an overstatement of need
- industrial development in open countryside
- loss of residential amenity

ASSESSMENT

This proposal is for two turbines that will be 34.2 metres to the tip, 24.6 metres to the hub and will have a radius of 9.6 metres. The turbines will be sited on an arable field off Caistor Road. The access to the site is via an existing field entrance. The turbines will be finished in a matt grey paint with the blades and nacelles finished to a light grey shade in order to blend in with the landscape. The turbines are required in order to generate electricity for consumption by the farm business and any excess power will be exported to the National Grid.

The site is located outside the development boundary of Barton-upon-Humber within the open countryside. The area comprises arable rolling fields with hedges and trees marking the boundaries of the fields. Some extensive hedging is located along Caistor Road. From Caistor Road, the land levels slope sharply down in a southerly direction and then rise again. Adjacent to the site are a number of telegraph poles and electricity pylons.

The main issues associated with this case are whether the proposal is acceptable in terms of its impact on residential amenity, listed buildings, the landscape, ecology, archaeology and civil aviation.

The impact the turbines have on the landscape has been assessed by the submitted landscape and visual impact assessment surveys. The area is characterised by rolling arable fields on a landscape that drops down from Caistor Road. The turbines will also be seen in context with the adjacent telegraph poles and the backdrop of electricity pylons. It is accepted that the turbines will be visible on the landscape and will have an adverse characterising effect upon the landscape, especially when viewed from certain sections of Caistor Road and Eastfield Road. However, the available views in which this adverse characterising effect will be evident are limited in extent. The appearance of the landscape can only be seen to be changed significantly from very few public places in the area. The views from Eastfield Road are in part mitigated by hedging, although these views will obviously be more extensive in the winter months.

In the main, the character of the landscape cannot be readily appreciated from Eastfield Road due to the extent and nature of the hedging. On Caistor Road the adverse impact on the character of the landscape is only for a short section of the road and again in circumstances where the appearance of the landscape and its character is largely masked by trees and hedging. On balance, it is considered that the environmental benefits of the two turbines in this case outweigh the limited impact they will have on the landscape character and visual appearance of the area. This view is supported by the council's Environment team who raise, on balance, no objection to the proposal. The proposal therefore accords with policy LC7 of the North Lincolnshire Local Plan.

The applicant has submitted a number of ecology surveys and assessments with the application. Natural England and the council's Environment team have raised no objection to the proposal in relation to the impact the turbines will have on wildlife in the vicinity.

The site is located approximately 280 metres from the nearest residential property (Barton Vale, which is the applicant's property) and over 500 metres from the next nearest property with no financial interest in the proposal. The applicant has submitted a noise survey with the application. Environmental Protection considers that, subject to conditions, the noise survey is acceptable. It is therefore considered that, in terms of noise, no demonstrable loss of amenity to surrounding residential properties will be caused.

It is accepted that the turbines will be visible from surrounding residential properties, some of which are listed buildings. However, the impact the turbines have on the landscape has already been assessed earlier in this report. Due to the distance the turbines are located from residential properties, the existing telegraph poles and electricity pylons located adjacent to the site, and the overall height of the turbines, no demonstrable loss of visual amenity will be caused to surrounding residential properties. In addition, due to the siting and height of the turbines, they will also have a very limited impact on the setting of the adjacent listed buildings.

Concerns relating to archaeology are noted. However, the council's Historic Environment Record has raised no objections to the proposal subject to conditions. It is considered that the turbines can be installed on the site without affecting any archaeological remains.

In terms of civil aviation, no objections have been received from statutory consultees subject to conditions. The NERL did originally object to the proposal. However, further technical and operations assessment was carried out by NATS which concluded that a 'technical impact is anticipated, however this has been deemed to be acceptable'. The proposal is therefore considered to be acceptable in civil aviation safety terms.

Concerns relating to issues raised by objectors, such as the turbines being an overstatement of need, contributing little to the reduction of CO₂ emissions, raising public safety issues and resulting in loss of tourism, are noted. However, no evidence has been put forward to justify these concerns. It is considered that the proposal does accord with paragraphs 93 to 99 of the National Planning Policy Framework, policies DS1, DS21, LC7, and SPD (Planning for Renewable Energy) of the North Lincolnshire Local Plan and policy CS18 of the Core Strategy.

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: WF/2012/0722/01, WF/2012/0722/02, WF/2012/0722/03, WF/2012/0722/04 and WF/2012/0722/05.

Reason

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

3.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

The applicant must notify the local planning authority, in consultation with Humberside Airport, within one month of the turbines commencing operation on the site.

Reason

In order to ensure that a record can be kept of all operational turbines to aid in the assessment of cumulative impact in the interests of air safety.

5.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by North Lincolnshire's Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to North Lincolnshire's Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

6.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

7.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at North Lincolnshire's Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

8.

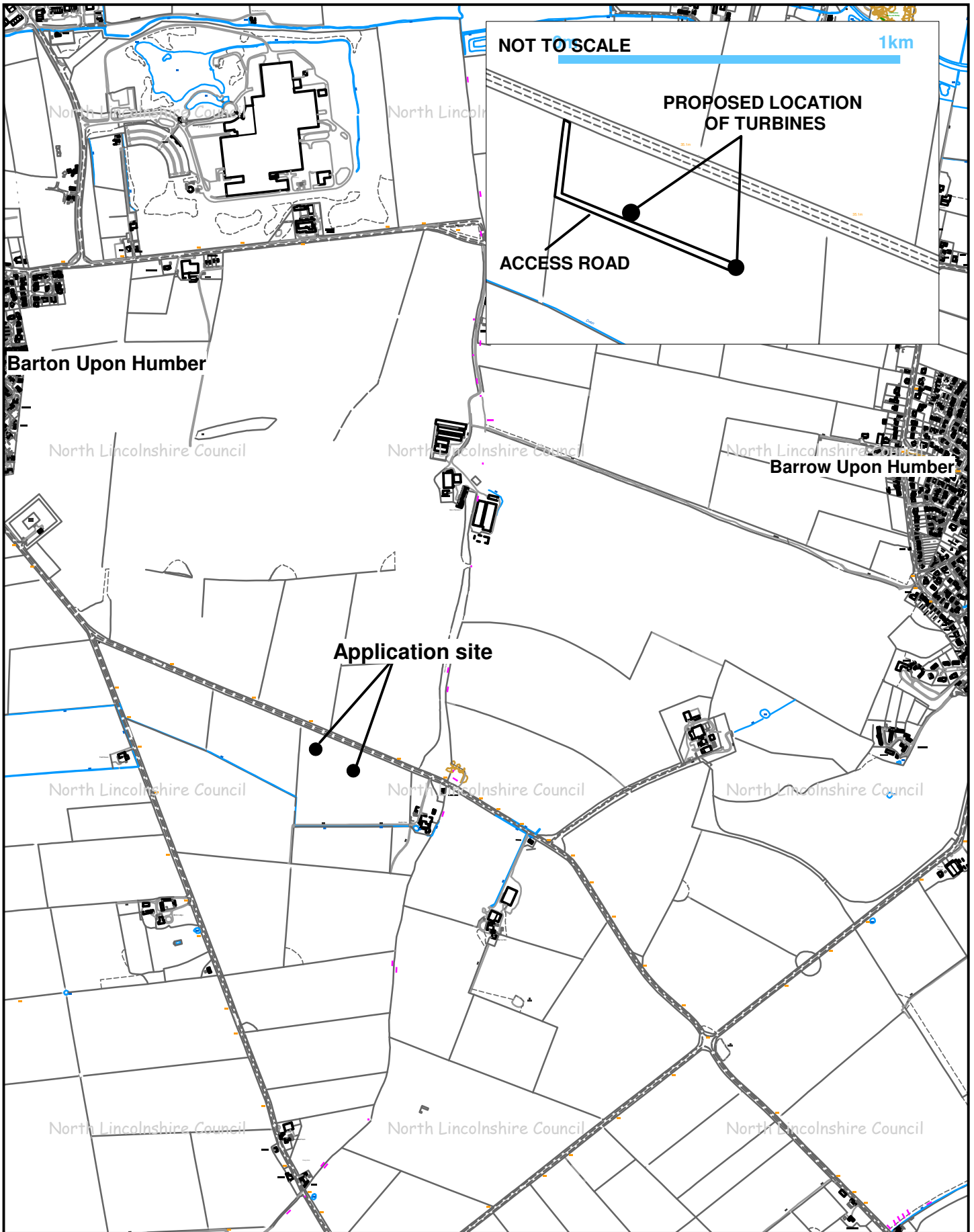
The noise emissions from the wind turbines shall not exceed 3dBA measured as LA90, 10 min at any residential boundary. This noise limit applies up to wind speeds at 10m/s at a height 10m above ground. If noise from the wind turbines exhibits any audible tonality, a correction to the measured wind turbine 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 emission limit above. In the event of any complaint concerning noise impact, compliance monitoring shall be undertaken in accordance with the procedures set out in the ETSU-R-97.

Reason

In order to protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

Reasons for approval

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are paragraphs 93 to 99 of the National Planning Policy Framework, CS18 of the North Lincolnshire Core Strategy, DS1, DS21, LC7 and SPD (Planning for Renewable Energy) of the North Lincolnshire Local Plan.



Title: WF/2012/0722

Drawn by: Sue Barden

Date: 27/09/2012

Scale: Not to scale



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Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE