

David Laskey

From: Helen Booth on behalf of Planningappeals
Sent: 14 May 2013 14:49
To: David Laskey
Subject: FW: Planning Inspectorate: Ref 2192046: Mason House Farm, Clitheroe Road, Bashall Eaves, BB7 3DD



217L - Enclosing REF 2192046
Appellant's F... lason House Farm, .

-----Original Message-----

From: Team P7 [mailto:TeamP7@pins.gsi.gov.uk]
Sent: 13 May 2013 14:41
To: Planningappeals
Subject: Planning Inspectorate: Ref 2192046: Mason House Farm, Clitheroe Road, Bashall Eaves, BB7 3DD

<<217L - Enclosing Appellant's Final Comments, to LPA 13_05_2013.pdf>> <<REF 2192046
Mason House Farm, Clitheroe Road, Bashall Eaves, BB7
3DD>>
Appellant's final comments attached.

Nicholas Patch
Planning Inspectorate
Appeals Administration
3/06 Temple Quay House
2 The Square, Temple Quay
Bristol, BS1 6PN
Tel. 030 344 45479
Email: teamp7@pins.gsi.gov.uk

Advice about the appeals process is available at:
<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

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The Planning Inspectorate

3/06 Kite Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Direct Line: 0303 444 5479
Customer Services: 0303 444 5000
Fax No: 0117 372 8181
e-mail: teamp7@pins.gsi.gov.uk

Planning Appeals
Ribbles Valley Borough Council
Development Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Your Ref: 3/2012/0402/P
Our Ref: APP/T2350/A/13/2192046
Date: 13 May 2013

— Dear Sir/Madam —

Town and Country Planning Act 1990

Appeal by B Hartley & Sons

Site at Mason House Farm, Clitheroe Road, Bashall Eaves, Clitheroe, BB7 3DD

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours sincerely

Nicholas Patch

217L(BPR)

You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -

<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button



David Laskey

From: ROBERT SCHILLER [r.schiller@virgin.net]
Sent: 17 April 2013 17:34
To: Team P7; Graeme Thorpe
Subject: REF 2192046 Mason House Farm, Clitheroe Road, Bashall Eaves, BB7 3DD

Follow Up Flag: Follow up
Flag Status: Flagged



Post 3.6_Forest_of 3-2010-0989_801410_0989_form_and 10_0989_photos
_Bowland_AON... 82 20kw.docx (... _proposal20kw.... 20kw.pdf (766 K...

Dear Mr Patch,

We had reviewed the letter dated 28 March 2013 containing the Council's Statement of Case or Update on Position and would like to make the following comments:

Paragraph 1.2 states that the council would like the Inspector to now also consider the following policies and key statements when assessing the appeal, surely this is introducing new reasons or additional policy after a decision has already been made which we understand could not happen or would not be allowed.

Paragraph 1.3 Firstly we would like to draw attention to The Forest of Bowland renewable Energy Position Statement. Introduction 1.4 The Forest of Bowland AONB, like everywhere else is affected by climate change, and its impact will increase as greenhouse gas emissions continue to build up in the atmosphere. It is important that the Forest of Bowland AONB plays its part in reducing emissions and this includes the small scale generation of energy from renewable sources.

The document continues to break down the turbine types and categorises small turbines as being acceptable which are turbines from a tip height of 25 to 60 meters, the proposed turbine is 34.2m to the tip The proposed turbine is within the size parameters acceptable to the council.

Paragraph 4.4 Where appropriate, micro and small scale wind energy development may be accommodated within the Forest of Bowland AONB landscape. Micro scale wind energy development particularly in locations where there would be a strong functional relationship with existing development such as farm buildings and views of it would be constrained by the topography is likely to be the most appropriate form of wind energy development for the AONB. Small scale wind farms may be appropriate for the AONB provided that they do not cause unacceptable harm to the natural beauty and special quality of the landscape. We are proposing a single wind turbine directly linked to the farming operations of the holding. For reference I have attached the whole report with this email

The council makes reference to the listed building we would like to draw attention to the following application all adjacent to the building in question application 3/2008/0455 cattle building to house a new robotic milking parlour 25m x 18.5m, Application 3/2008/0566 extending cattle sheds, application 3/2010/0989 erection of a 20kw wind turbine 18m hub, this current application and finally 3/2013/0020 animal feed store. The applications all demonstrate a agricultural business which is expanding. This appeal wind turbine is to generate the electricity required for a robotic dairy unit and farming business securing prices for the future and minimising greenhouse gases. Please note Mason house farm is a tenanted farm with the next generation in the farm business. The proposal has the support of the landlord and surrounding neighbours.

The environmental information which was submitted with the application was provided by DEFRA and the inspections or surveys were made by DEFRA for the farm and its entry into a environmental scheme. In addition the ZVI and photo montages were never commented on by the planning department till after the decision had been made. I would suggest comparing the information submitted with this wind turbine application to the previous one which obtained consent.

Finally we note the concern the authority have for bats and barn owls however in the DEFRA information none of this has surfaced and the turbine is positioned 50m from a

hedgerow which is an acceptable distance from the guidance notes. However we would not object to the condition.

We would like to be able to comment if the council raises any other issues in the future.

Yours sincerely,

Robert Schiller

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Robert Schiller,
PassiM Developments Ltd,
Office: 0845 658 8907
Mobile: 07966 236332

A company registered in Scotland SC279793 Registered Office: Gaups Mill, Moniaive, Thornhill, Dumfriesshire, DG3 4HF Postal Office: Coldside House, Bailey, Newcastleton, Roxburghshire, TD9 0TR
Administration: Office: Park House, 91 Garstang Road, Preston, Lancashire, PR1 1LD

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Renewable Energy Position Statement

1.1 Introduction

1.1 Under the Climate Change Act of 2008 the Government is committed to delivering an 80% reduction of greenhouse gas emissions by 2050, including a 34% reduction by 2020. In order to achieve these reductions a number of actions will need to take place, notably improving energy efficiency and reducing the demand for power. In addition the UK is committed to increasing the percentage of power that it produces from renewable sources to 20% by 2020, and reducing its dependence on fossil fuels. Supporting micro-renewables, i.e. small scale and local power generation, is an important part of this equation.

1.2 The Forest of Bowland Area of Outstanding Natural Beauty (AONB) is a statutory protected landscape, and as such each local authority within the Forest of Bowland AONB has a duty of care to ensure that the landscape is not affected by unsightly development. Current legislation (section 85 of the Countryside and Rights of Way Act 2000) requires that 'in exercising or performing any functions in relation to, or so as to affect land' within the designated landscape an 'authority shall have regard to their statutory purposes'; i.e. to 'conserve and enhance the natural beauty of the area.'

1.3 The Government's Planning Policy Statement on renewable energy (PPS22) states that "planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of designation would not be compromised and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by the environmental, social and economic benefits."

1.4 The Forest of Bowland AONB, like everywhere else, is affected by climate change, and its impact will increase as greenhouse gas emissions continue to build up in the atmosphere. It is important that the Forest of Bowland AONB plays its part in reducing emissions and this includes the small scale generation of energy from renewable sources.

2. The purpose of this Position Statement

2.1 This document sets out the Forest of Bowland AONB Joint Advisory Committee's position with regard to the siting of renewable energy developments, both within and adjacent to the boundaries of the Forest of Bowland AONB. This guidance is intended to assist in the determination of planning applications submitted to the planning departments of local authorities in the AONB partnership i.e. the districts of Craven, Lancaster, Pendle, Preston, Ribbles Valley, and Wyre.

2.2 The document is also intended to offer advice to potential developers, and any business, community or resident who is seeking to install micro or small scale renewable systems within the Forest of Bowland AONB.

2.3 The Forest of Bowland AONB is a designated landscape not a planning authority. This role remains with the relevant local authority and it is they who are expected to carry out the duty of care mentioned in paragraph 1.2 and ensure that development within the AONB is in accordance with the requirements of national, regional and local planning policy

2.4 This document should be read in conjunction with:

- Forest of Bowland AONB Management Plan
- Forest of Bowland AONB Landscape Character Assessment
- Landscape Sensitivity to Wind Energy Development in Lancashire
- A Landscape Strategy for Lancashire
- Landscape and Heritage Supplementary Planning Guidance

2.5 Development and other activities within the Forest of Bowland AONB is guided by a partnership comprising six local authorities (see paragraph 2.1), plus Natural England, other statutory agencies, voluntary groups, communities, businesses and landowners with an interest in the area. The partnership is managed by a Joint Advisory Committee (JAC) which is made up of representatives of these partners and which meets twice a year. A small number of staff are employed to prepare, implement and review the statutory Management Plan, in conjunction with the partnership.

2.6 Within the Forest of Bowland AONB Management Plan, chapter 19 is devoted to 'Responding to Climate Change' with an overall vision: unpolluted air, soil and water to allow the landscape and wildlife of the AONB to be sustained; reduce CO2 emissions that exceed Government targets; the Forest of Bowland AONB is recognised as a place of best practice in responding to climate change.

3. General Guidance

3.1 Renewable energy developments can take the form of both heat and power generation:

- Electricity can be generated by hydro systems (water), photovoltaics (solar) and by wind turbines.
- Heat can be generated via the burning of wood fuel and other biomass products; using anaerobic digestion; solar thermal; and by using underground, water, and air source heat pumps.

3.2 For the purposes of this position statement the following definitions are used:

Technology	Micro	Small scale	Medium scale	Large scale
Wind turbines	25m tall or less to blade tip	25-60m to blade tip	60-90m to blade tip	90m+ tall
Wind farm	single	1 -5	6-10 turbines	11+
Hydro power	< 100kW	< 10MW	Over 10MW	Over 10MW
Biomass	household	Household, business or farm based	Over 10MW Electricity not consumed on site	Electricity not consumed on site
Photovoltaics	Household, c 5kW	Household, business or farm based < 10kW	10 - 50kW arrays. Electricity not all consumed on site	Over 50kW Electricity not consumed on site
Anaerobic Digestion	Household or farm based	Cluster of farms, site < 0.5ha	Site over 0.5ha, serving many farms	
Heat Pumps	household	Business or farm based		

3.3 The Forest of Bowland AONB Joint Advisory Committee considers that medium to large scale renewable energy development is not appropriate within the Forest of Bowland AONB (or in locations beyond the boundary where development would affect its setting and character) as it has significant potential to adversely affect the natural beauty of the AONB and to compromise the purpose of the statutory designation.

3.4 However, the Forest of Bowland AONB Joint Advisory Committee considers that micro and small scale renewable energy development may be appropriate within the designated area.

3.5 It is essential that renewable energy is developed in a way that is consistent across local authority boundaries, is in harmony with the landscape and in the interests of those who live and work in it, or visit it for pleasure.

3.6 Obviously some of these developments are considered to be more suitable to the Forest of Bowland AONB landscape than others. However, **this position statement is not intended to discourage the development of any form of micro and small scale renewables within the Forest of Bowland AONB.** In all instances, the acceptability of specific renewables development proposals in landscape terms should be demonstrated by developers through detailed investigation, analysis and careful siting, layout and design to ensure that they are done in a sensitive and appropriate manner.

4. Guidance for micro and small scale renewable energy schemes to be sited within the Forest of Bowland AONB

4.1 The Government's Planning Policy Statement on renewable energy (PPS22) states that as part of a national policy framework "small scale development should be permitted within AONB's provided that there is no serious environmental detriment to the area concerned." In addition the PPS confirms that "planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of designation of the area will not be compromised by the development".

4.2 When reviewing applications for micro and small scale renewable energy installations within the Forest of Bowland AONB: our advice is to view any scheme on its own merits. Being sited within, or near to, the Forest of Bowland AONB should not be the sole reason for refusal of micro or small scale renewable energy schemes, unless significant environmental impacts are envisaged.

4.3 This guidance is for micro and small scale schemes only as the Forest of Bowland AONB Joint Advisory Committee will object to all plans to develop medium and large scale schemes.

This guidance is therefore provided for:

- Single micro and small wind turbines (up to 60m to blade tip) and small scale wind energy development
- Micro hydro schemes (up to 100kW)
- Small scale photovoltaics (up to 10kWp array)
- Small scale biomass (up to 10MW) and AD systems, and small scale heat pumps

4.4 Wind turbines

4.4.1 Where appropriate, micro and small scale wind energy development may be accommodated within the Forest of Bowland AONB landscape. Micro scale wind energy development particularly in locations where there would be a strong functional relationship with existing development such as farm buildings and views of it would be constrained by the topography is likely to be the most appropriate form of wind energy development for the AONB. Small scale wind farms may be appropriate for the AONB provided that they do not cause unacceptable harm to the natural beauty and special quality of the landscape. In all instances, micro and small scale wind energy development should:

- be of a form and design that is appropriate for the landscape and visual characteristics of the location
- be an appropriate scale for the location
- not be sited on a skyline or close to a prominent feature or within the setting of important historic features or landscapes
- not have significant cumulative impacts with other operational or consented wind energy development

4.4.2 The Forest of Bowland AONB Landscape Character Assessment and the Landscape Sensitivity to Wind Energy Development in Lancashire study should be consulted when assessing suitable sites.

4.4.3 Environmental impact assessments will usually be required if the application is for more than two turbines or if height exceeds 15m.

4.5 Micro hydro

4.5.1 The Forest of Bowland AONB has relatively high rainfall, fast flowing streams and rivers and a history of water power. This suggests that there may be some potential for micro hydro (less than 100kW) and smaller scale (up to 3MW) electricity generation within the Forest of Bowland AONB. A feasibility study prepared by Inter Hydro Technology will report in summer 2011 on the most favourable sites.

4.5.2 A micro hydro scheme would be likely to be acceptable in landscape terms where it appears as a minor, isolated feature within a large scale landscape or in locations where there is a direct relationship with existing development such as settlements and access routes.

4.5.3 Buildings and other associated developments should be of an appropriate scale, be carefully sited and be sympathetic to the local vernacular. Where existing historic structures are to be used and/or the site is in a designated Conservation Area, advice should be sought from the local planning authority's building conservation officer. Buildings, access roads, water transporting systems and power lines should be carefully sited.

4.5.4 Whilst mitigation of landscape and visual impacts is encouraged, care should be taken to ensure that screen planting, for example, does not highlight the development in an open landscape.

4.5.5 Environmental impact assessments will be required for schemes generating over 500kW, and consents from the Environment Agency must be obtained in all cases.

4.6 Biomass

4.6.1 Business and domestic scale biomass systems can normally be assimilated into existing buildings and as such may not require planning consent. New buildings housing biomass systems will require planning permission, and should be of an appropriate scale, be carefully sited and constructed in a vernacular style. Where existing historic structures are to be used and/or the site is in a Conservation Area, conservation advice should be sought from the local planning authority's building conservation officer.

4.6.2 Systems utilising locally sourced woodfuel can be seen as having a positive impact on the local landscape as they are generating a supply for wood products from positively managed woodlands.

4.6.3 Whilst mitigation of landscape and visual impacts is encouraged care should be taken to ensure that screen planting for example does not highlight the development in an open landscape.

4.6.4 Environmental impact assessments will be required if the site exceeds 0.5 hectares.

4.7 Photovoltaics and Solar Thermal

4.7.1 Small scale photovoltaics (PVs) are now within permitted development for residential buildings.

4.7.2 Small scale installations, usually up to 10kW arrays, on commercial, farm or community buildings that have minor landscape and visual impacts should not normally be objected to within the Forest of Bowland AONB. Careful siting can minimise the visual impact of arrays, and panels can be integrated into the building design, especially on new build properties. Planned installations on historic buildings, or within conservation areas, should seek advice from the local planning authority's building conservation officer.

4.7.3 Solar farms, or large numbers of PV arrays set up at ground level or on large scale farm roof systems, which may or may not move to track the sun, and which normally export electricity generated away from the site, will not normally be suitable for installation within the Forest of Bowland AONB as reflection of the sun's rays is likely to make such installations highly visible, detracting from the natural landscape character of the area.

4.7.3 Solar thermal systems, which heat domestic hot water using flat panes or evacuated tubes mounted on a roof, are usually classed as permitted development. Larger scale schemes heating water for use on site, for example for dairy farms, will normally be considered to be appropriate within the AONB and will not be objected to by the JAC provided they are of an appropriate scale, are not visually intrusive and suitable mitigation of landscape and visual impacts are provided which ensures the natural beauty of the area is not adversely affected.

4.8 Anaerobic Digestion

4.8.1 Anaerobic Digestion (AD) plants, serving a single or small number of farms, may be sited within the Forest of Bowland AONB provided that the development can be incorporated within the farmstead, is of an appropriate scale, is

not visually intrusive, is constructed from appropriate materials and suitable mitigation of landscape and visual impacts is provided which ensures the natural beauty of the area is not adversely affected.

4.8.2 It is important that the level of traffic associated with the installation does not markedly increase vehicle movements to and from the site, and that land use in the proximity is not altered to 'feed' the plant with crops such as maize which are not normally cultivated in the area.

4.9 Heat Pumps

4.9.1 Heat pumps, using ground or water, are usually classed as permitted development for a residential dwelling. However air source pumps do currently require planning permission.

4.9.2 If purpose built associated buildings are required, eg to house the pumps, these may require planning permission. These developments should be of an appropriate scale, not be visually intrusive, and be constructed from appropriate materials. Suitable mitigation of landscape and visual impacts must be provided to ensure the natural beauty of the area is not adversely affected, and any such developments would normally be deemed appropriate to the AONB if they are within the area of an existing development, and use traditional materials in the vernacular style.

4.9.3 If extensive excavation is required for a ground source it is important that both historical and biodiversity experts are consulted as to the suitability of the area, and in any case that excavated areas are sensitively restored.

5. Additional advice, contacts and guidance for the siting of renewable energy developments within the Forest of Bowland AONB

5.1 General advice from the Forest of Bowland AONB is to locate developments:

- where they are appropriate to the landscape character type that they are situated within
- where they would not be a dominant feature in the landscape
- well back from upland edges or scarps
- away from viewed skylines, summits, prominent landforms and other distinctive landscape features
- away from remote and wilder areas
- where they make sympathetic use of existing buildings, tracks and other infrastructure
- where there would be no significant cumulative impacts with similar or other developments
- where there are opportunities to mitigate landscape and visual impacts and compensate for any unavoidable losses
- away from key amenity and heritage assets
- where they respect and are sensitive to important cultural associations
- away from public view – i.e. roads, footpaths or public open space – if at all possible
- within existing built areas – e.g. farmstead or settlement – where a strong functional relationship would be established rather than in isolated locations away from other built structures

5.2 The exact physical siting of micro renewable energy technologies on domestic, community, farm or business premises; be it hydro, solar or wind power, will determine its efficiency. For example, solar thermal panels and PVs work best on south facing roofs; whilst wind power will be maximised in more exposed and open sites. However, within the AONB, the distinctive natural beauty, landscape tranquillity, highly scenic views, biodiversity and historical features are all important elements of landscape quality and the impact on these will need to be balanced against maximising the efficiency of an installation.

5.3 Specialist advice and guidance from the Environment Agency, Lancashire County Council, English Heritage and local authority planning officers should be sought as appropriate. In addition the AONB's own Landscape Character Assessment should be used to identify the landscape character type/area of the location and its key features/forces for change and to note and act on any limitations listed within the management guidance for that classification.

5.4 A Landscape Impact Assessment may be required for some developments, and a consideration of other potential sites and opportunities for mitigation and compensation will be required as part of any application.

5.5 The Forest of Bowland AONB Manager, and Lancashire County Council's Landscape Unit may be contacted for advice at the addresses below.

5.6 In addition, the following guidance has been adopted by the grants panel of the Forest of Bowland AONB's Sustainable Development Fund. It is suggested that this stance is also adopted by planning authorities when viewing planning applications for small scale renewable energy projects within the AONB.

- Ensure all renewable energy technologies are investigated so that the most appropriate system is installed to meet the needs of the applicant and the specific location. Technologies should also be quality assured by the Microgeneration Certification Scheme as this ensures quality products and installation, and provides eligibility for the Feed in Tariff and the Renewable Heat Incentive scheme.
- Evidence should be provided to show that energy efficiency of the development has already been maximised – via insulation, energy efficient appliances, and waste minimisation measures
- Monitoring of the installation should be encouraged in order to evaluate its efficiency – e.g. by recording the energy generated and calculating any savings made

5.7 In addition to this position statement the Forest of Bowland AONB will also be including examples of good practice in the siting of photovoltaics and solar thermal roof panels as part of its forthcoming Design Guide.

Contact Details:

Forest of Bowland AONB
The Stables
4 Root Hill Estate Yard
Dunsop Bridge
Clitheroe, Lancashire
BB7 3AY
01200 448000

Lancashire County Council
Landscape Unit
Senior Landscape Architect
Steven Brereton
Steven.brereton@lancashire.gov.uk
01772 534135

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0989

DECISION DATE: 18 March 2011

DATE RECEIVED: 05/01/2011

APPLICANT:

Mr Hartley
Mason House Farm
Clitheroe Road
Bashall Eaves
Lancashire
BB7 3DD

AGENT:

Philip S Ryley & Co.
Wards End Chambers
Wards End
Halifax
West Yorkshire
HX1 1BX

DEVELOPMENT Proposed erection of a 20kw, 18m high wind turbine.

PROPOSED:

AT: Mason House Farm Clitheroe Road Bashall Eaves Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the approved details submitted as part of this application, the colour of the blades, rotor head and mast shall be light grey (RAL Nr 7035), unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenity of the area and in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Plan.

P.T.O.

Relevant planning policy

Policy G1 - Development Control.
Policy G8 - Environmental Considerations.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV19 - Listed Buildings.
Policy ENV24 - Renewable Energy.
Policy ENV25 - Renewable Energy.
Policy ENV26 - Wind Energy.
PPS5 - Planning and the Historic Environment.
PPS7 - Sustainable Development in Rural Areas.
PPS22 - Renewable Energy.
Companion Guide to PPS22 'Planning for Renewable Energy'.

SUMMARY OF REASONS FOR APPROVAL

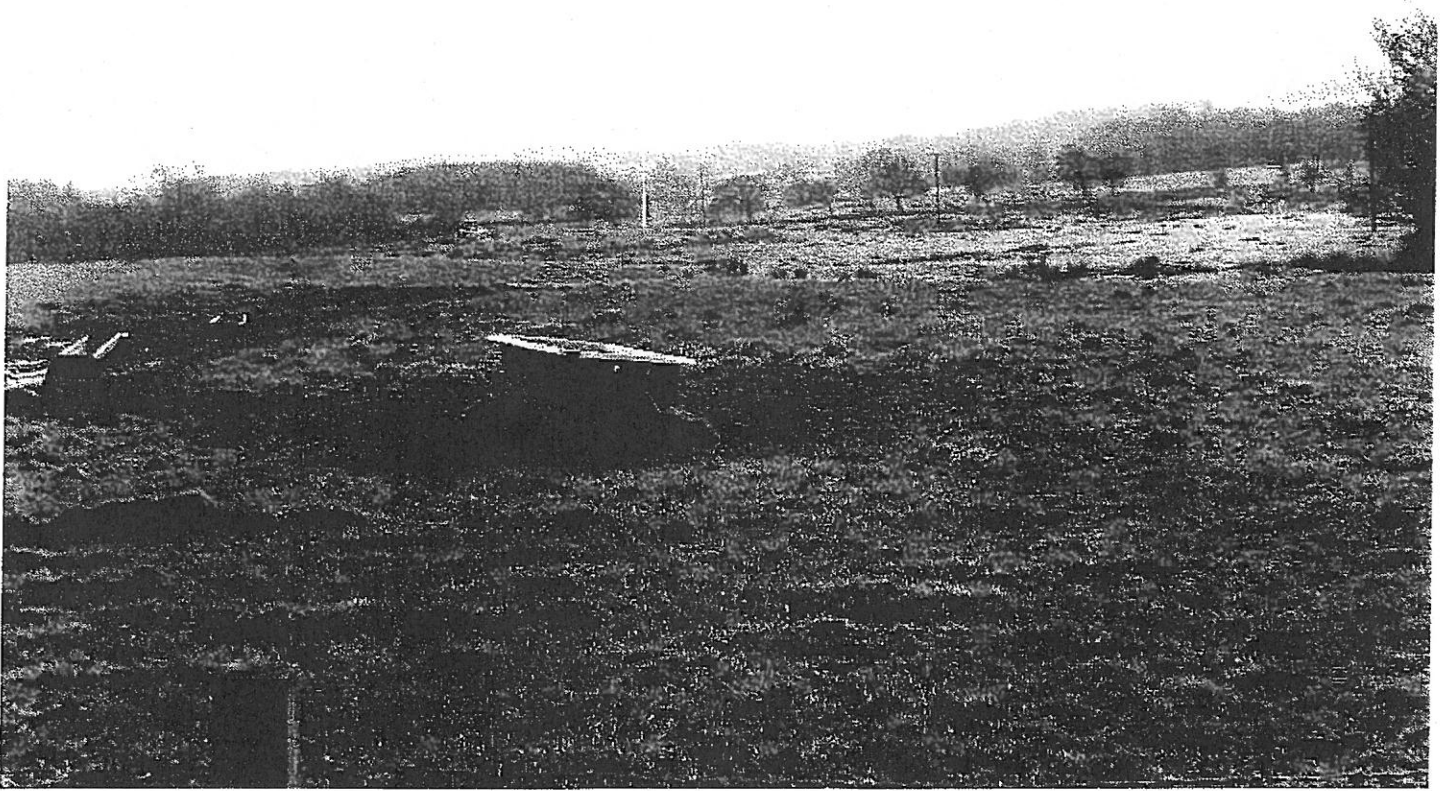
The proposal represents an acceptable form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor will it have a significant detrimental impact on the amenities of any nearby residents.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

320100989P



DIRECTOR OF
DEVELOPMENT
JAN 2011
FOR THE
ATTENTION



320100989P

DIRECTOR OF
DEVELOPMENT
- 8 APR 2011
ATTENTION



320100989P



RIBBLE VALLEY
BOROUGH COUNCIL

DIRECTOR OF
DEVELOPMENT

06 DEC 2010

FOR THE
COUNCIL

For office use only

Application No: 920100989P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website
If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:	Hartley	
Company name:						
Street address:	c/o Agent			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:				Fax number:		
County:				Email address:		
Country:						
Postcode:						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Marilyn	Surname:	Brichard	
Company name:	Phillip S. Ryley & Co					
Street address:	Phillip S. Ryley & Co.			Country Code	National Number	Extension Number
	Co. Wards End Chambers			Telephone number:	01422	356520
	Wards End			Mobile number:		
Town/City:	Halifax			Fax number:		
County:	West Yorkshire			Email address:		
Country:	United Kingdom					
Postcode:	HX1 1BX			marilyn@ryley.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of 20Kw, 18m wind turbine

Has the building work or change of use already started?

☐ Yes ☒ No

4 Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	MASON HOUSE FARM		
Street address:	CLITHEROE ROAD		
	BASHALL EAVES		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 3DD		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	369058		
Northing:	443824		

5 Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6 Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7 Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8 Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9 Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Steel, aluminium and fibreglass (matte grey to mast, white to cone and blades)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See enclosed documents

10. Vehicle Parking

320100989P

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

n/a

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary) ☐ Yes ☒ No

If Yes you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes on the development site ☐ Yes on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes on the development site ☐ Yes on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes on the development site ☐ Yes on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Agricultural land

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

04 00 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mrs First name: Marilyn Surname: Brichard
Person role: Agent Declaration date: 19/11/2010 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Notice recipient		Date notice served
Name:	Strutt and Parker, Princes House	03/12/2010
Number:	13 Suffix:	
Street:	Princes Square	
Locality:	Harrogate	
Town:	North Yorkshire	
Postcode:	HG1 1LW	
Title: Mrs First Name: Marilyn Surname: Brichard Person role: Agent Declaration date: 03/12/2010 ☒ Declaration Made		

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date 03/12/2010

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Revision:
Rev A Add blue line TM 10-12-10

PHILIP S.
RILEY

& CO. LP

CHARTERED BUILDING SURVEYORS

Project: PROPOSED WIND TURBINE

MASON HOUSE FARM
CUTHEROE ROAD, BASHALL ROAD

Scales:

1:1250

Drawing No.

9390/10/01A

Date:

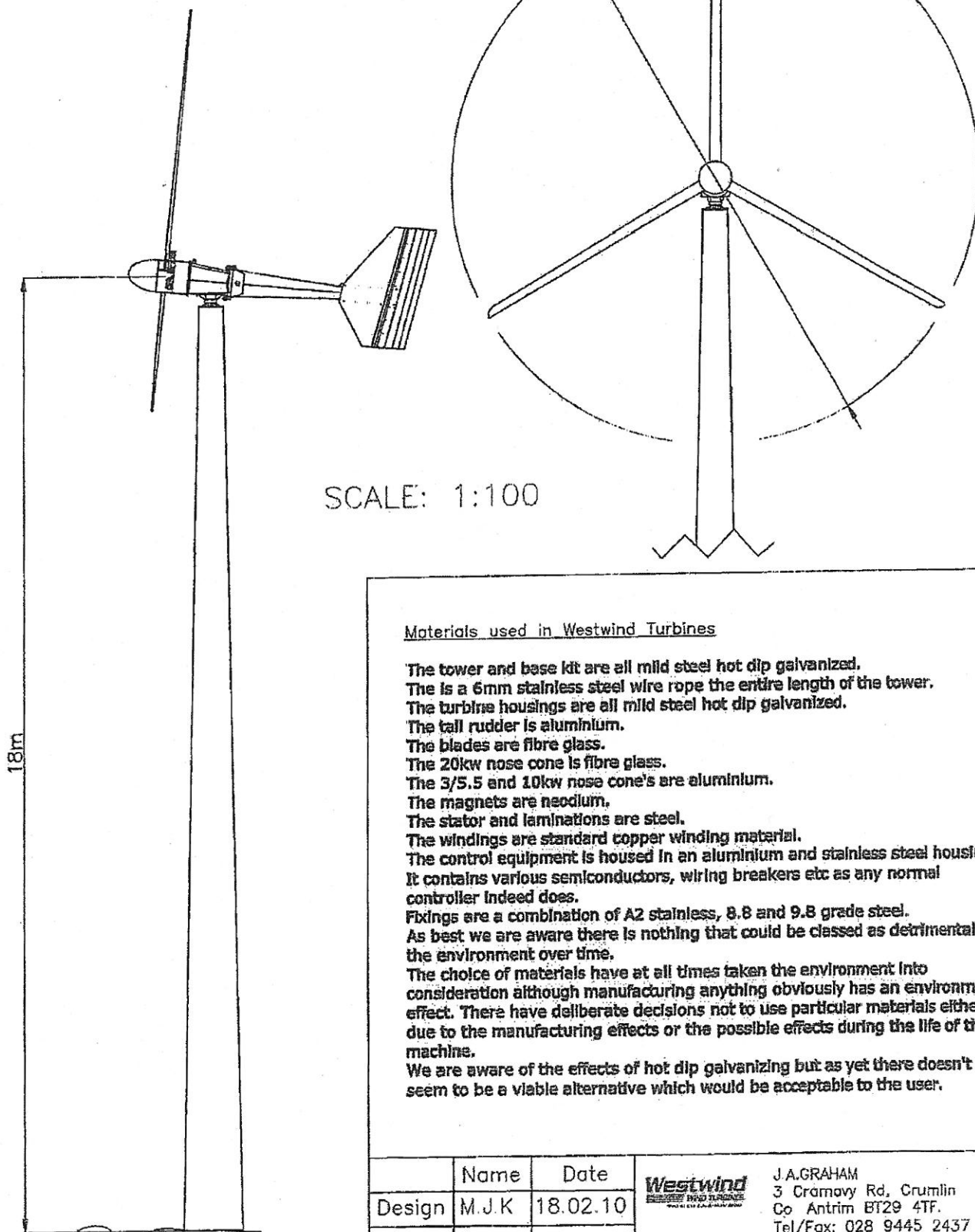
NOV10

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Wards End Chambers, Wards End, Halifax, West Yorkshire, HX1 1BX Tel: 01422 356520/21. Fax: 01422 364351

320100989P

The turbine is shown in side view and front view, the front view has the base of the tower truncated.



SCALE: 1:100

Materials used in Westwind Turbines

The tower and base kit are all mild steel hot dip galvanized.
 The is a 6mm stainless steel wire rope the entire length of the tower.
 The turbine housings are all mild steel hot dip galvanized.
 The tail rudder is aluminium.
 The blades are fibre glass.
 The 20kw nose cone is fibre glass.
 The 3/5.5 and 10kw nose cone's are aluminium.
 The magnets are neodymium.
 The stator and laminations are steel.
 The windings are standard copper winding material.
 The control equipment is housed in an aluminium and stainless steel housing.
 It contains various semiconductors, wiring breakers etc as any normal controller indeed does.
 Fixings are a combination of A2 stainless, 8.8 and 9.8 grade steel.
 As best we are aware there is nothing that could be classed as detrimental to the environment over time.
 The choice of materials have at all times taken the environment into consideration although manufacturing anything obviously has an environmental effect. There have deliberate decisions not to use particular materials either due to the manufacturing effects or the possible effects during the life of the machine.
 We are aware of the effects of hot dip galvanizing but as yet there doesn't seem to be a viable alternative which would be acceptable to the user.

	Name	Date
Design	M.J.K	18.02.10
Drawn	M.J.K.	18.02.10

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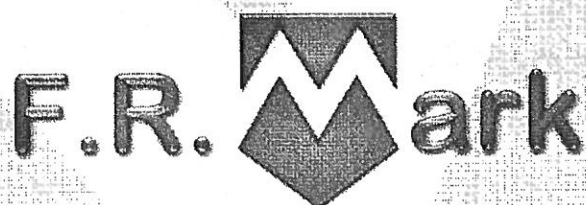
Westwind
RENEWABLE WIND TURBINES

J.A.GRAHAM
 3 Cramovv Rd, Crumlin
 Co Antrim BT29 4TF.
 Tel/Fax: 028 9445 2437
 Email: info@westwindturbines.co.uk

Title: 20kW on 18m mono pole

Drg No: 20kW15m mono

Rev:



www.frmark.com

Westwind Turbines,

Noise Impact
Assessment

May 2008

Introduction

This report has been commissioned by Westwind to assess the noise impact of their 20 kW wind turbine to aid in the assessment of potential noise impact in the planning process. The assessment involved monitoring of noise output of the turbine at a reference distance and the correlation of this information with the wind speed information which was recorded simultaneously. Based on the assessment results, the impact at varying distances from the source has been mathematically extrapolated.

Methodology and Evaluation Criteria

A suitable test site was chosen, which was located in a rural location near Hillsborough, Co. Down. This location was deemed the most suitable choice given the relatively remote distance from any significant noise sources such as major roads or industry; however, it is noted that occasional aircraft fly overs did affect some readings due to the proximity of the local airport. It is also noted that during some of the measurements, agricultural machinery was in operation and audible at the microphone location. These unusual high noise events have been excluded from the assessment.

The presence of vegetation such as grass and hedgerows was also present in the vicinity which will have affected background levels at higher wind speeds.

A Type 1 data logging sound level meter, appropriately calibrated in line with BS 4142, *Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas*, was fixed in place at the site at a horizontal distance of 16m from the turbine. The turbine under investigation has a hub height of 30m. It was noted that, while in operation, the noise emanating from the turbine was clearly audible at the microphone position. Based on a microphone height of 1.5m, the microphone position is therefore 33m from the turbine hub.

A data logging anemometer was also positioned at the site to monitor wind speed information throughout the measurement period. The anemometer and sound level meter were time synched and programmed to record 10 minute measurement periods. The anemometer was located at a height of 5m.

The measurements were recorded between 30th April and 6th May 2008.

Measurement Results

As stated, measurements have been recorded over a seven day period at a distance of 16m from the turbine. Figure 1 in the appendix presents the correlated information showing the wind speed at a height of 5m

Based on the information in Figure 1, the following noise levels at 33m from the turbine can be derived:

Wind Speed (m/s at 5m height)	Sound Pressure Level at 33m from the hub (dB L _{A90})
2	≈28
3	≈32
4	≈34
5	≈39
6	≈46
7	≈49
8	≈51
9	≈52

Table 1: Correlated Noise Measurement Results

It would be expected that the noise impact, as the hub would be considered as a point source, should decrease by 6dB per doubling of distance, using the following formula:

$$\text{Attenuation by Distance (dB)} = 20 \log D/D_1$$

Where;

D = distance between the hub and the nearest receiver

D₁ = reference distance at which the measurement was made, in this case 33m

Therefore, based on the above formula, the impact at varying distances is as follows:

Distance Between Hub and Receiver (m)	Sound Pressure Level (dB L _{A90})*
50	45
70	42
100	39
130	37
150	36

Table 2: Noise Impact at Distance from Turbine Hub* Based on a wind speed of 7m/s ref. 5m height

It is noted that the above calculations do not include soft ground absorption which is typically present in rural areas where the sound waves must graze over soft, acoustically absorbent ground, providing further attenuation. The soft ground absorption has been calculated using CADNA noise modelling software and is predicted as at least 3 dB over 50m.

Evaluation Criteria

As it can be seen that the noise impact of the turbines increases with wind speed; however, it must be noted that the background levels at receivers will also increase due to wind generating environmental noise in trees and vegetation. This will have the effect of masking the impact of the turbine at higher wind speeds.

At present there is no specific evaluation criteria for assessing the potential noise impact of this type of turbine.

'ETSU-R-97 - The Assessment and Rating of Noise from Wind Farms' gives guidance on the assessment of large commercial wind turbines which are typical at least 50m high, and generate power outputs in excess of 1Mw. Therefore this document is not entirely suitable for the assessment of smaller micro-turbines.

However, BS8233 (1999) also contains guidelines for appropriate internal and external environments based on WHO Guidelines on Community Noise (1999). BS8233 Section 7.6.1 contains guidelines for residential properties within a noise level range such that the lower value is 'good' and the upper value is 'reasonable'. The target criteria for living rooms recognises that these rooms may be used for resting or sleeping, and there is no distinction between day and night-time use. The criteria presented are:

Living Rooms = 30-40 dB L_{Aeq} Bedrooms = 30-35 dB L_{Aeq}

It is also accepted that residents should be able to relax and enjoy their garden space without being disturbed by steady intrusive noise. With reference to external amenity spaces, BS8233 which sets a maximum target level for gardens of 55 dB L_{Aeq} with a preferable level of 50 dB L_{Aeq} . An external night-time target of 45 dB L_{Aeq} would be typical to allow the internal target of 30-35 dB L_{Aeq} internally (based on 10 - 15 dB attenuation through a partially open window).

As it is typical to assess wind turbine noise as dB L_{A90} , the above targets should be corrected by -2 dB to provide an approximate equivalent L_{A90} (ref ETSU-R-97). Therefore, the external targets are presented as 48 dB L_{A90} during the daytime and 43 dB L_{A90} during the night-time. This target would also be supported by ETSU-R-97 and is within the targets presented as suitable for residential development in PPG 24 - Planning and Noise.

Based on the measurements calculated above, and taking into account the soft ground absorption, it is predicted that the daytime and night-time target levels would be achieved at a distance of circa 50m from the hub.

Appendix

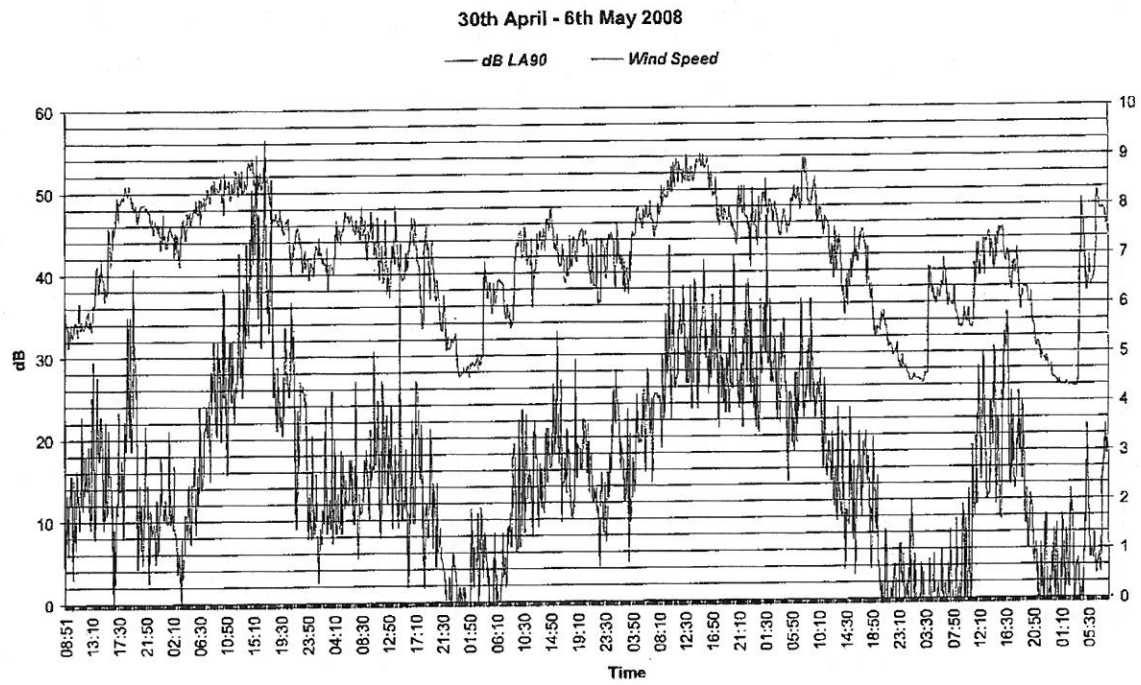
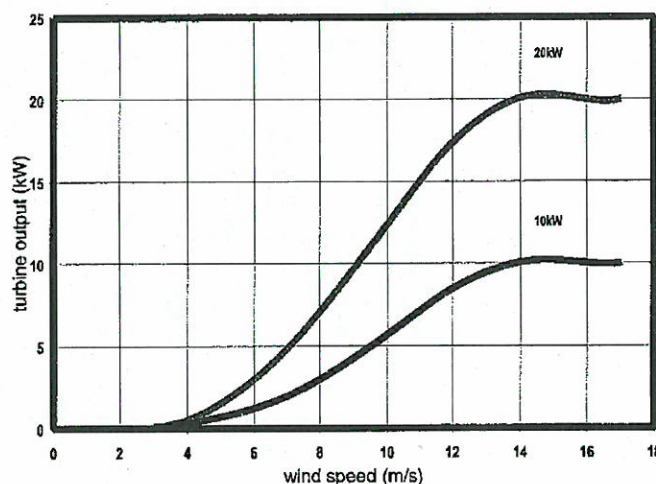
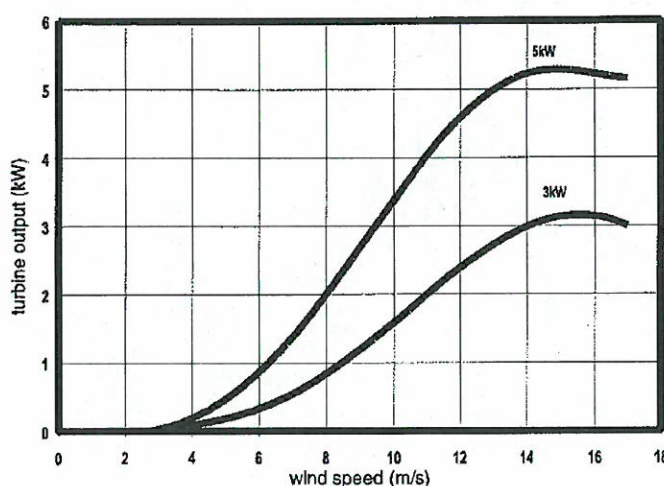


Figure 1: Noise Measurement Results and Wind Speed Data (ref 5m Height)

SPECIFICATIONS

Model	3kW	5kW	10kW	20kW
Performance				
Start-up wind speed	2.5m/s	2m/s	2m/s	2m/s
Cut-in wind speed	3.5m/s	3m/s	3m/s	3m/s
Rated wind speed	14m/s	14m/s	14m/s	14m/s
Cut-out wind speed	N/A	N/A	N/A	N/A
Furling wind speed	17m/s	16m/s	16m/s	16m/s
Rated power	3kW	5kW	10kW	20kW
General Specs.				
Rotor diameter	3.7m	5.1m	6.2m	10.4m
Weight	190kg	200kg	380kg	750kg
Over speed protection	Auto tail furl	Auto tail furl	Auto tail furl	Rotor pitch, Auto tail furl
Generator (direct drive)	18 pole NeFeB	18 pole NeFeB	26 pole NeFeB	36 pole NeFeB
DC charge voltages	48, 96, 110, 120V	48, 96, 110, 120V	110, 120V	240V
DC charge controller	PWM shunt reg.	PWM shunt reg.	PWM shunt reg.	PWM shunt reg. Grid connect available

Performance curves



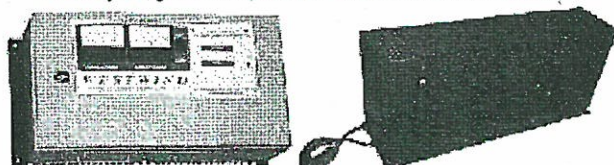
The Westwind charge controller

The Westwind battery charge controller converts the three phase AC output current from the wind turbine to DC. As the battery voltage reaches a preset level, the controller progressively diverts the required amount of current to a resistive element dump load to prevent overcharging of the battery. The current diversion is performed smoothly using high frequency, pulse width modulation (PWM) switching. The charging regime is battery temperature compensated and battery equalisation may be performed either manually or remotely.

The controller is housed within an IP54 rated steel enclosure and is designed for free-convection cooling for increased reliability even in hot and humid conditions. An analogue voltmeter and ammeter give precise indication of instantaneous performance. Comprehensive fault protection, including circuit breakers are standard equipment.

This 'shunt' style of regulation ensures the generator is constantly loaded therefore reducing rotor speed and consequently minimising wear and noise. This regulation/control technique is far superior over traditional 'series' regulation whereby the turbine is disconnected and allowed to 'run-free' when the battery is fully charged.

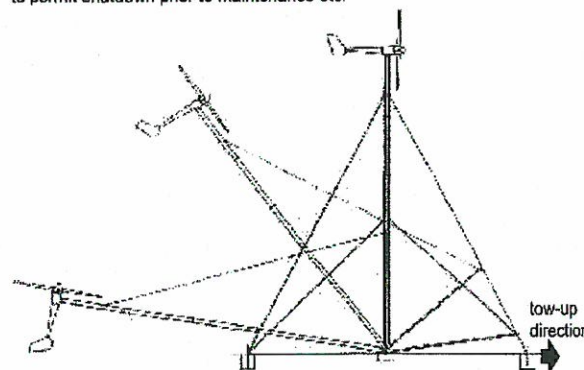
A batteryless, grid connect, inverter is available for the 20kW turbine.



Battery charge controller and dump load

Westwind tower kits

Westwind manufacture a range of guyed, tilt-style towers available in heights from 18 - 36m. Tilt towers enable safe and easy installation/maintenance of the turbine at ground level, without the need for cranes. The Westwind tower kit comes complete with all rigging and foundation components, tow-up cable and sheave system - all that is required is concrete and reinforcement mesh. An isolating circuit breaker is supplied housed within an integrated steel enclosure at the base of the tower. A manual furling system is also integrated to permit shutdown prior to maintenance etc.



WESTWIND TURBINES

GP&GF HILL Pty Ltd

29 Owen Road, Kelmscott, Western Australia 6111

ph +61 8 9399 5265 fax +61 8 9497 1335

email: venwest@inet.net.au www.westwind.com.au

20kW TOWER FOUNDATION 18 METER TOWER

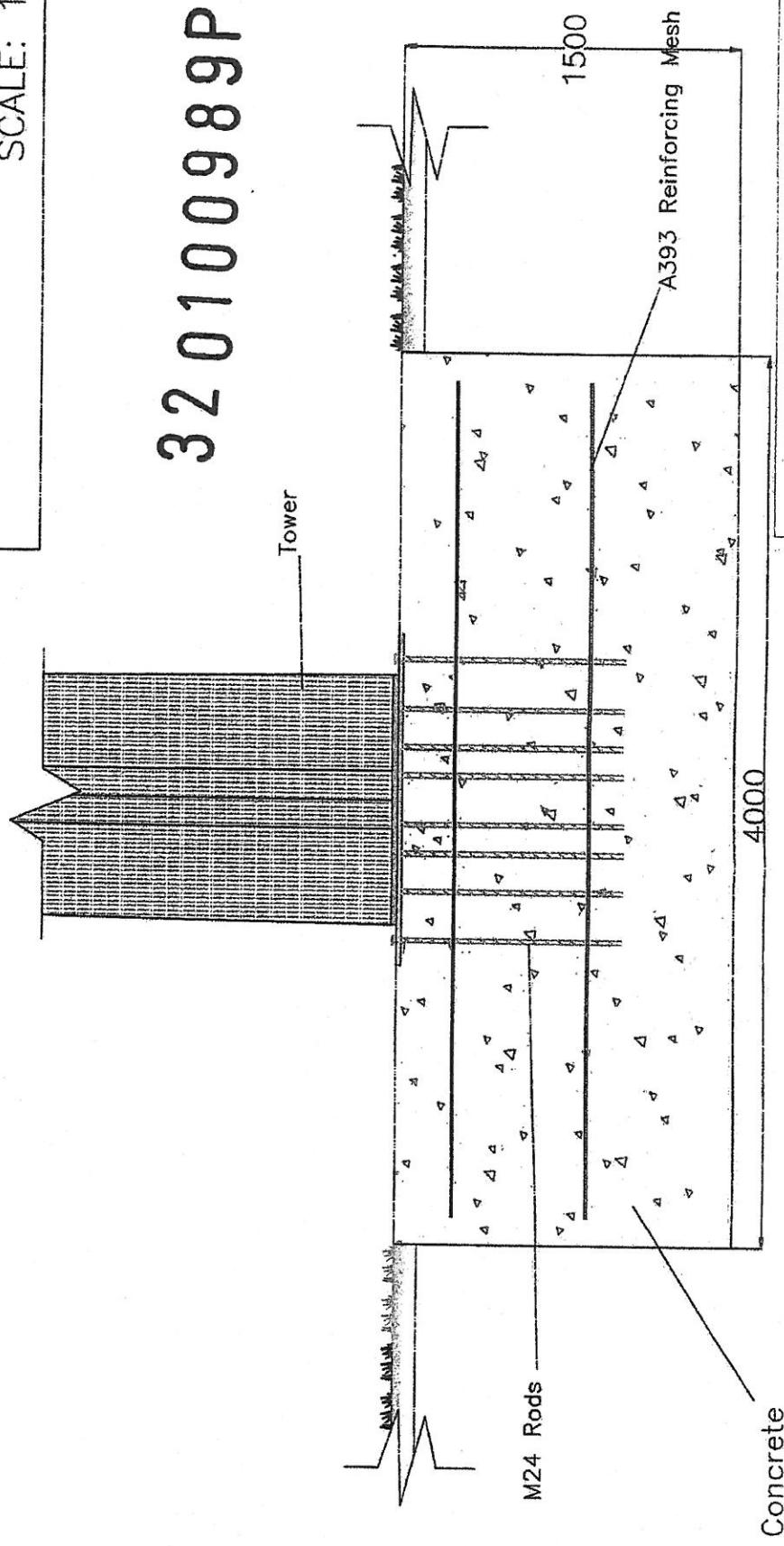
WESTWIND TURBINES

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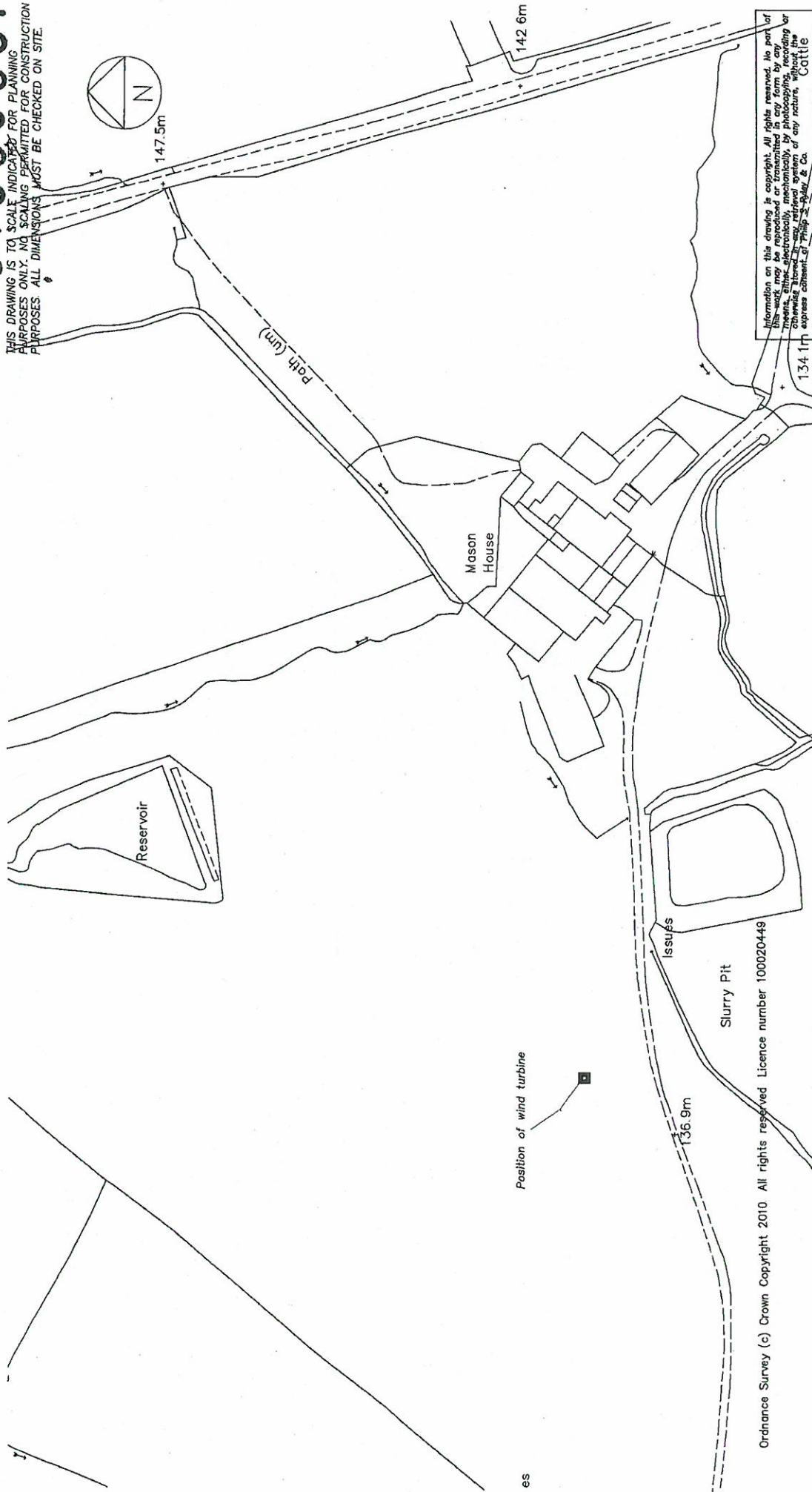


For illustration purpose's only. A structural engineer should be consulted prior to any base installation.

Concrete to be grade 30 with 20mm aggregate.
Finished concrete to have a 1:150 fall to prevent ponding

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PHILIP S. RYLEY & CO. - LLP CHARTERED BUILDING SURVEYORS		Project: PROPOSED WIND TURBINE MASON HOUSE FARM CLITHEROE ROAD, BASHALL ROAD.
Scales: 1:1250	Drawing No. 9390/10/01	Date: NOV10

Wards End Chambers, Wards End, Halifax, West Yorkshire, HX1 1BX Tel: 01422 356520/21 Fax: 01422 364351

320100989P



Chartered Building Surveyors
Chartered Town Planners
Building Engineers
Architectural Designers

Planning & Design and Access Statement

Wind Turbine at Mason House Farm, Clitheroe Road, Bashall Eaves,
CLITHEROE, Lancashire, BB7 3DD



Wards End Chambers,
Wards End, HALIFAX.
West Yorkshire. HX1 1BX

Tel: 01422 356520
Web: www.ryley.co.uk
E-mail: info@ryley.co.uk

1.1 Introduction

Philip S. Ryley & Co. have been instructed by Mr Hartley to make an application for an 18m, 20Kw turbine at his farm at at Mason House Farm, Clitheroe Road, Bashall Eaves, near Clitheroe.

Section 42 of the 2004 Planning and Compulsory Purchase Act requires that a statement detailing design principles and outlining access issues must accompany an application for planning permission. Similarly section 3 of DCLG Circular 01/06 outlines that a supporting statement must demonstrate how these considerations have been assessed in the proposal, outline the underlying principle applied and how this relates to the local context.

1.2 Local Plan Designation

Figure 1: Extract from Ribble Valley Borough Council Local Plan showing site and surround



The site is designated as an Area of Outstanding Natural Beauty within the Ribble Valley Borough Council Local Plan.

1.3 Planning History

Based on a search on Council's website, there is no substantial planning history on this site within the last 5 years.

1.4 Planning Policy Review

The following Policies are deemed relevant to this application:-

1.4.1 National Policy

▪ PPS22

PPS22 outlines national policy objectives in relation to renewable energy and considerations relevant to the determination of planning applications of this sort. Of relevance to this proposal are the following extracts :

"(vi) Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small."

This development represents such a small-scale project which will provide a renewable source of energy, providing energy for the site itself and also supplying the National Grid where possible.

*"Landscape and Visual Effects of Renewable Energy Developments
20. 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, and that these impacts may be temporary if conditions are attached to planning permissions which require the future decommissioning of turbines."*

The proposal is for a domestic scale wind turbine in an area of mixed topography. There are few wind turbines in the surrounding area and whilst there are some further afield, these are not of sufficient number to create a cumulative effect. Notwithstanding this, enclosed as part of this submission is a photomontage demonstrating how the wind turbine would appear when viewed from the surrounding area. Looking at the information it is clear that the turbine would not have a significant impact. Furthermore we are happy to welcome a condition attached to a permission regarding its decommission.

"21. Planning authorities should also take into account the cumulative impact of wind generation projects in particular areas. Such impacts should be assessed at the planning application stage and authorities should not set arbitrary limits in

local development documents on the numbers of turbines that will be acceptable in particular locations."

As stated above, a photomontage of the proposal within its landscape context is enclosed as part of the planning submission and this demonstrates the impact of this proposal and also the lack of other turbines in the vicinity. As such there is no cumulative impact.

"Small Scale Renewable Energy Developments

18. Local planning authorities and developers should consider the opportunity for incorporating renewable energy projects in all new developments. Small-scale renewable energy schemes utilising technologies such as solar panels, Biomass heating, small-scale wind turbines, photovoltaic cells and combined heat and power schemes can be incorporated both into new developments and some existing buildings. Local planning authorities should specifically encourage such schemes through positively expressed policies in local development documents "

As stated above, the LPAs should generally support small-scale renewable energy developments subject to the standard material considerations.

▪ **PPS7 -- Sustainable Development in Rural Areas**

Planning Policy Statement 7 (PPS7) sets out the Government's planning policies for rural areas, including towns and villages and the wider, principally undeveloped countryside up to the fringes of larger urban areas. The following extracts are applicable to this proposal:

"27. The Government recognises the important and varied roles of agriculture, including in the maintenance and management of the countryside and most of our valued landscapes. Planning policies in RSS and LDDs should recognise these roles and support development proposals that will enable farming and farmers to:

- (i) become more competitive, sustainable and environmentally friendly;*
- (ii) adapt to new and changing markets;*
- (iii) comply with changing legislation and associated guidance;*
- (iv) diversify into new agricultural opportunities (e.g. renewable energy crops); or*
- (v) broaden their operations to 'add value' to their primary produce."*

The existing farm operating on site holds 300 sheep and 140 dairy cattle. The intention behind the turbine is to provide a source of on-site energy generation for the farm and enable

it to diversify revenue sources and reduce operating costs. This, in turn, will enable the farm to become more competitive, sustainable and environmentally friendly in line with PPS7.

▪ **PPS4 – Planning for Sustainable Economic Growth**

Planning Policy Statement 4 (PPS4) sets out the Government's wide-ranging policy framework for planning for sustainable economic development in urban and rural areas. The following extracts are pertinent to this proposal:

"Policy EC12: Determining planning applications for economic development in rural areas

EC12 1 Re-use of buildings in the countryside for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations and for some types of building. In determining planning applications for economic development in rural areas, local planning authorities should:

- *support development which enhances the vitality and viability of market towns a. and other rural service centres*
- *support small-scale economic development where it provides the most b. sustainable option in villages, or other locations, that are remote from local service centres, recognising that a site may be an acceptable location for development even though it may not be readily accessible by public transport*
- *take account of the impact on the supply of employment sites and premises and c. the economic, social and environmental sustainability of the area, when considering planning applications involving the loss of economic activity.*
- *approve planning applications for the conversion and re-use of existing d. buildings in the countryside for economic development, particularly those adjacent or closely related to towns or villages, where the benefits outweigh the harm in terms of:*
- *the potential impact on the countryside, landscapes and wildlife*
- *local economic and social needs and opportunities*
- *settlement patterns and the level of accessibility to service centres, markets and housing*
- *the need to conserve, or the desirability of conserving, heritage assets and;*

- *the suitability of the building(s), and of different scales, for re-use v. recognising that replacement of buildings should be favoured where this would result in a more acceptable and sustainable development than might be achieved through conversion."*

The proposal represents an opportunity for a business in the rural economy to continue to develop in the face of tough economic conditions and consequently will boost its economic sustainability. Furthermore the potential for on-site renewable energy generation and improved environmental sustainability is a material consideration to which considerable weight should be attached.

1.4.2 Local RUDP Policy

• ENV1 Area of Outstanding Natural Beauty

"The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area."

The site lies within the Forest of Bowland AONB and consequently visual impact and landscape quality are a strong material consideration. The proposed turbine is of comparable scale to a telegraph pole or single tree as is sited as close to the farm on site as practicable in order to minimise visual impact. Notwithstanding this, a photomontage is enclosed to demonstrate the visual impact on the landscape. Looking at the information it is evident that from wider view the impact of the turbine is mitigated to a degree by the presence of the farm nearby. There are also a number of single mature trees near to the site which further reduce the visual impact of the turbine from wider view. Finally whilst landscape is the key material consideration, the proposal will provide a renewable source of energy for the farm and enable its continued viability in difficult economic conditions.

• ENV24 Renewable Energy

"In view of the general environmental benefits associated with harnessing renewable energy sources, the Borough Council will support the development of renewable energy schemes provided it can be shown that such developments would not cause unacceptable harm to interests of acknowledged importance in the local environment."

The proposal will provide a non-renewable source of energy for the agricultural operations on site. Key concerns relating to this type of development are noise and visual impact – with regard to the former a noise report about the turbine is enclosed as part of this submission. In addition, with reference to visual impact the photomontage enclosed demonstrates how the proposal sits within and relates to the landscape.

• ENV25 Renewable Energy

"In assessing proposals for renewable energy schemes, the Borough Council will have particular regard to the following issues:

- (i) the measures that would be taken, during and after construction, to minimise the impact of the development on local land use and residential amenity;*
- (ii) the local and wider benefits the proposal may bring; and*
- (iii) the fact that certain renewable energy resources can only be harnessed where the resource occurs.*
- (iv) The immediate and wider impact of the proposed development on the landscape; and AONB in particular the need to protect features and areas of natural, cultural, historic and archaeological interest;"*

The turbine can be installed promptly and with minimal disruption to the site and surroundings. In terms of residential amenity and item (i), the farm is reasonably isolated from third party properties. Notwithstanding this, a Noise Report is enclosed detailing that the turbine generates minimal noise and will not disrupt its surroundings. With reference to item (ii), the proposal will generate sufficient renewable energy for the agricultural operations undertaken at Mason House Farm and will significantly reduce the CO₂ generation albeit at this micro-scale. Moving onto to item (iii), the site is extremely windy and this wind represents a renewable energy source. Finally with reference to (vi), the proposal is within the AONB and therefore landscape matters are extremely important. However the proposal is relatively small-scale with a simple and inconspicuous design. It is not felt that it has a detrimental impact on the AONB.

• ENV26 Wind Energy

"The Borough Council will approve proposals for wind turbine generators providing:

1) About the Proposal

- i) the visual impact of the proposal on the wider landscape is justifiable;*
- ii) the proposal does not harm any wildlife habitat or area of historical or architectural importance;*
- iii) the degree of nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside is minimal;*
- iv) the proposal does not interfere with electromagnetic signals;*
- v) the design, colour layout and scale of turbines and ancillary structures including access roads must be appropriate to the character of the area;*
- vi) connections to electrical grids and sub stations etc. must be acceptable in the landscape setting;*
- vii) adequate restoration and after use provision must be made;*
- viii) suitable parking facilities should be provided where appropriate.*

2) Location

development proposals within or close to the Area of Outstanding Natural Beauty, sites of special scientific interest, local nature reserves, or scheduled ancient monuments will not be allowed, unless:

- i) the proposal cannot be better located outside such statutory designated areas*
- ii) the proposal is acceptable in environmental and landscape terms; and*
- iii) any adverse environmental impacts as far as practicable have been mitigated.*

With reference to the above, the visual impact of the proposal is demonstrated by the photomontages. The potential for renewable energy generation is a strong material consideration, even for a small installation such as this. It is expected that the presence of other vertical objects on the landscape mitigates any impact of the proposal, and that the very special circumstances of renewable energy generation offset any minimal visual impact.

In relation to matters to noise generation, a noise report is enclosed. In addition, there are no issues of electromagnetic impact. With reference to design the turbine has a simple matte finish and coloured in grey/white which will not appear incongruous or visually dominant on the skyline. Finally there are no access roads to be constructed, any connection is undertaken

via cabling and the Applicant is amenable to a condition to remove the turbine if it is left inoperable for a period in excess of 24 months without repair.

1.5 Context

The site lies approximately 4 miles north-west of Clitheroe and is an agricultural operation. The siting of the turbine represents a compromise between the maximum possible wind speed and consequent renewable energy generation, the minimum possible visual impact and obtaining the appropriate distances from other residents to protect their amenity. The farm itself has a high level of energy consumption and the turbine will enable the farm to produce its own energy and also feed some back to the national grid.

1.6 Amount

The single turbine will provide sufficient energy to meet the current needs of the agricultural operations on site.

1.7 Layout

The proposed siting of the turbine is detailed on the plans which accompany this submission.

1.8 Scale

The turbine has an 18m mast and will generate 20Kw of energy. The scale is necessary to meet the requirements of the agricultural operations/domestic needs on the site.

1.9 Landscaping

The base of the turbine will be covered by soil and grass to maintain a natural appearance. No other landscaping is proposed.

2.0 Appearance

The turbine itself is formed from steel and fibreglass and is a grey/white colour with a matte finish. It is expected that this relatively benign appearance combined with its small scale will not be detrimental to wider visual amenity.

2.1 Climate Change Mitigation and Adaptation Measures

Given the nature of the development, no mitigation/adaptation measures are proposed.

2.2 Conclusion

In light of the above, the proposal accords with policy and should therefore be acceptable to the LPA.