

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0937

DECISION DATE: 12 December 2011

DATE RECEIVED: 26/11/2010

APPLICANT:

Mr T Smith
Carlinghurst Farm
Huntingdon Hall Lane
Dutton
Lancs
PR3 2ZT

AGENT:

DEVELOPMENT Proposed wind turbine on a free standing 15m high mast on land at Carlinghurst Farm.
PROPOSED:

AT: Carlinghurst Farm Huntingdon Hall Lane Dutton 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 no later than the expiration of three years beginning with the date of this permission.

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

2. The permission shall relate to the development as shown on drawing numbers CF15e, and 9013.005/S50/A (amended plan received 24 October 2011).

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Whilst the screen planting shown on drawing number 9013.005/S50/A is acceptable in principle, no development shall be commenced until further details of the precise number, location, species, size at planting and spacings of the trees, and details of the proposed plant specification, plant handling method, ground preparation, planting method and short-term after care have been submitted to and approved in writing by the Local Planning Authority.

Details shall also be submitted of a five-year maintenance programme that shall include details of proposals for weed control, watering, stake/tie adjustments and removal, thinning, control of pest and diseases and fertilizer application. Any trees that, within the five-year maintenance programme, are removed, or die, or become seriously damaged or diseased, shall be replaced by a species of similar size to those originally planted.

REASON: In order to ensure that the applicant has the right kind of methodology and techniques in place to ensure that the mitigation planting successfully establishes and, ultimately, achieves its intended purpose, in the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

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4. This permission shall relate only to the installation of a wind turbine that is accredited under the Micro Regeneration Certification Scheme. Evidence of such a Certification shall be submitted to the Local Planning Authority prior to commencement of the development.

REASON: In the interests of amenity and safety and to comply with Policy G1 of the Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control.
Policy G8 - Environmental Considerations.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV24 - Renewable Energy.
Policy ENV25 - Renewable Energy.
Policy ENV26 - Wind Energy.
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 would 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.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES