



Windle
Beech
Winthrop

CHARTERED SURVEYORS

The Planning Inspectorate
3/06 Kite Wing
Temple Quay House
2 The Square
BRISTOL
BS1 6PN

Skipton Auction Mart
Gargrave Road
Skipton
BD23 1UD

Tel: **01756 692 900**
Fax: 01756 692 901

wbwsurveyors.co.uk

By email only: teamp7@pins.gsi.gov.uk

Our Ref: PM/sp
Date: 10 June 2013

Dear Mr Patch

Re: Application for Costs – Final Comments
APP/T2350/A/134/2190784/NWF

I write in response to the Ribble Valley Borough Council's (3 May 2013) rebuttal of our application for costs, I have further comments to make on all three of the sections of their response.

Section 1

The pre-application consultation for this application did not solely revolve around a screening opinion but there was also a formal request for pre-application advice, which carried a £100 fee, and also consisted of an on-site meeting. The purpose of this meeting was to ascertain the level of information that would be required by Ribble Valley Borough Council for a wind turbine application at this site and as we discussed potential landscape, heritage, ecology responses I would have expected that a consultation with the MOD should have been brought to our attention at this stage.

This would have allowed us to explore potential consultants at an earlier stage and have them identified in readiness ahead of any objection.

Section 2

The Authority states that "standard practise is to refuse such an application upon receipt of an objection from the MOD", however given that the Planning Authority were willing to go back to the MOD for further information at our request does point to an element of suspicion all round that the MOD were incorrect in their statement. This has been further highlighted by the removal of the MOD's objection when faced with the prospect of technical scrutiny at the Appeal Hearing.

Had the Planning Authority allowed further time for the report to be provided and issued to the MOD the whole process of the planning appeal, written representations, preparation for the Appeal Hearing, request for the appeal to be reheard by written representations and this very response, could have been avoided.

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Chris Windle

■ Michael Beech BSc(Est Man) MRICS

■ Adam Winthrop MRICS FAAV

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Section 3

In relation to the assertion that the report was not an unnecessary expense it should be noted that the MOD provided no technical information (even when requested). Had they done so this would have significantly reduced the amount of work carried out by the radar consultant resulting in reduced cost to the applicant.

However, given the MOD's recent removal of its objection to this application on radar grounds, I would envisage all costs associated with the radar issue should not have to be borne by the Applicant. Therefore, not only the professional fees in administering the appeal but also the costs of employing a private consultant to write a technical report should also be considered as part of the claim for costs.

I trust you will find all the above in order, however if you have any further queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Mason', with a long horizontal flourish extending to the right.

Paul Mason
for Windle Beech Winthrop

email: paul.mason@wbwsurveyors.co.uk