

Report of the Chief Planning Officer

PLANS PANEL (EAST)

Date: 6th September 2012

Subject: 12/02014/FU – Installation of one detached turbine to field – hub height 15.4m with maximum blade tip height 21m. Application relates to land at Kiddal Quarry Farm, near Potterton, Leeds

APPLICANT

Mr & Mrs Hall

DATE VALID

11th May 2012

TARGET DATE

6th July 2012

Electoral Wards Affected:

Harewood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION

GRANT PERMISSION subject to specified conditions:

1. Time limit on full permission
2. Approved plans
3. Turbine to be removed within 20 years of construction or, in the event that the turbine stops being operated, within 6 months of the turbine having last operated
4. Submission of details including date of start and end of construction; maximum height of any construction equipment; and height, latitude and longitude of turbine
5. Submission of details of any temporary site compound, traffic management, hours and days of operation and management & operation of construction vehicles
6. Submission of turbine details (including colour and finish)
7. Submission of planting mitigation scheme (to include hedgerow and tree planting – hedgerow planting is to incorporate trees)
8. Submission of decommissioning scheme
9. No removal of hedgerows or existing trees
10. Restoration of site

Reasons for approval: The very special circumstances put forward by the applicant are considered to outweigh any potential harm to the Green Belt. In addition it is not considered that unacceptable harm would be caused to character and visual amenities of the area. The application is considered to comply with GP5, N32, N37, N49 and N54 of the UDP Review, as well as guidance contained within the NPPF and having regard to all other material considerations. As such, the application is recommended for approval.

1 INTRODUCTION:

- 1.1 The Chief Planning Officer considers that this application should be referred to the Plans Panel following the requests from Councillors Ann Castle and Rachel Procter. Councillor Rachel Procter requests that a site visit be undertaken by Members of Plans Panel.

2 PROPOSAL:

- 2.1 The amended proposal is for one 15.4m high (to hub) wind turbine. The maximum blade tip height of the turbine would be just under 21m. Originally the applicant proposed a turbine with a hub height of 20.5m, with an overall maximum blade tip height of just over 27m. The energy from the turbine is required to serve the needs of the farm buildings at the site and would also be used to supply energy to the dwelling granted planning permission earlier this year, with any excess electricity being fed into the national grid. The rotor diameter is approximately 13.1m, with a maximum rpm of 90 and the turbine has a maximum power output of 15kW. The tapered tubular tower is proposed to be finished in grey with the 3 blades and nacelle in matt white. The turbine would be anchored into a 5.5m² concrete base.
- 2.2 The wind turbine is expected to be operational for a period of 20 years.
- 2.3 There is an existing access track off the A64 which would be utilised for delivery.

3 SITE AND SURROUNDINGS:

- 3.1 The application site 9km to the north-east of Leeds city centre. The northern fringes of Barwick-in-Elmet lie around 1.4km to the south of the site; Potterton lies some 0.5km to the east at its closest and; Scholes lies over 2km to the south-west. The site itself comprises land within a field adjacent to existing agricultural sheds described by the applicant as Kiddal Quarry Farm. The wider site lies within attractive, undulating countryside with few buildings nearby. Field sizes are variable and large mature trees and hedgerows dominate field boundaries in the area. Special Landscape Areas lie both 480m to the west and 630m to the south-east of the site. The site is accessed from the A64 (York Road) via an existing track which is planted either side with heavy standard trees. The nearest neighbouring property is Kiddal Hall, approximately 260m in a north-west direction. Kiddal Hall comprises The Gatehouse, Kiddal Hall, Kiddal Hall Cottage and Kiddal Hall Farm. For ease of reference within this report, the group of properties will be referred to as Kiddal Hall. Several farms lie beyond the site boundary, including Manor Garth Farm around 480m to the south-east, Bar House Farm around 460m to the north-east, Kiddal Lane End Farm around 550m to the north-east (with Kiddal Lane cottages beyond), Syke House Farm around 750m to the south-south-east and Flying Horse Farm

around 880m to the west. Footpath 35 (Barwick-in-Elmet) runs north-west / south-east to the south of the turbine, linking Kidall Lane with the A64. At its closest, the turbine would be around 70m from the footpath. Leeds Country Way runs roughly north-south to the west and at its closest would be some 340m from the turbine.

4 RELEVANT PLANNING HISTORY:

- 4.1 11/03598/FU: Detached agricultural dwelling. Approved 16.02.12.
- 4.2 10/03595/OT: Outline permission to erect agricultural workers dwelling. Approved 08.11.10.
- 4.3 33/304/83: Detached agricultural building to farm.

5 HISTORY OF NEGOTIATIONS:

- 5.1 Following a visit to the site by officers the applicants were advised that the submitted scheme appeared excessive in scale when compared with surrounding features. The applicant subsequently submitted a revised proposal, reducing the scale of the turbine. Amended plans were submitted and distributed for consultation.

6 PUBLIC/LOCAL RESPONSE:

- 6.1 The application was originally advertised by site notices posted on 18th May 2012 and in the local paper (Leeds Weekly News) published on 23rd May 2012. Copies of all plans and supporting information have also been made available on public access.
- 6.2 Following the amendments to the turbine's height, the application was re-advertised by site notices posted on 13th July 2012 and in the local paper (Yorkshire Evening Post) published on 9th July 2012.
- 6.3 Harewood ward members were consulted with regards to the proposed reduction in turbine height by email on 15th June 2012. A formal re-consultation was sent to ward members on 6th July 2012 following receipt of the amended plans.
- 6.4 Councillor Ann Castle wishes for the application to be determined by Plans Panel due to the level of local concern.
- 6.5 Councillor Rachel Procter also wishes for the application to be determined by Plans Panel due to the impact on the openness of the Green Belt and because of the disturbance it would cause to neighbours.
- 6.6 Barwick-in-Elmet & Scholes Parish Council has objected to the proposal for the following reasons:
 - it is an unacceptable development in the Green Belt for which there are no 'very special circumstances' (P91 NPPF) It is our view that this development is for the sole benefit of the applicant with practically no benefit for the wider community;

- there will be an adverse impact on the visual amenity of neighbouring properties (particularly Kiddal Hall residents) who will also suffer noise pollution at night when the A64 traffic noise is at its lowest level;
- there will be an adverse impact on the landscape – particularly for ramblers and people using the Leeds Country Way and other local footpaths;
- highway safety will be compromised on the busy A64 by virtue of the visual distraction which this would create;
- there will be an adverse impact on wildlife – we have in mind the Red Kites which frequent the area and which are vulnerable following their re-introduction to the area.

6.7 17 local residents have submitted representations (a total of 28 separate contributions including additional representations following re-consultation). The issues raised are summarised as follows:

- Siting of turbine inappropriate given that it is in an Area of Outstanding Natural Beauty and directly opposite a listed building;
- Turbine will be visible from Barwick-in-Elmet and will spoil the long distance view from the village;
- There are alternatives which would be less intrusive, e.g. solar panels;
- Likely to be affected by noise from the turbine, especially outside in nearby gardens;
- Background noise calculations are not factual and are merely a dreamt up figure by the manufacturers;
- Visible from several windows within Kiddal Hall;
- Concerns regarding the access off the A64 and possible increase in accidents;
- Turbine would be an eyesore; look out of place and have a disproportionate impact as it will be able to be viewed from the A64, Barwick-in-Elmet, Scholes and Potterton;
- Turbine would be a hazard for wildlife (reference to Red Kites, Curlew, Yellowhammers, Linnets, Owls, Lapwing and Serotine, Noctule and Long Eared Bats);
- Turbine would be out of keeping with the rural and historic area;
- Turbine would be clearly visible from the Leeds Country Way and will affect the peace of the walk;
- Turbine would be too close to residential properties and the A64;
- Turbine would be in direct line of site from The Gatehouse at Kiddal Hall, spoiling the view;
- Turbine would devalue the properties that overlook the site;
- Garden at The Gatehouse, Kiddal Hall would be overshadowed;
- Potential for property to the east to be affected by shadow flicker;
- Concerns that this is just the first step by the applicant to farm wind, with more wind turbines to come;
- There are better, less visually offensive means of producing green energy;
- The height of the turbine will have a dominating effect on its surroundings and will adversely affect the landscape;
- The development would introduce an industrial element to the present pristine rural landscape which is designated as an area of Special Landscape Value;
- It is adjacent to footpaths which form part of the Leeds Country Way and the Leeds Cycle Way and would affect users' enjoyment;

- Will be a major visual distraction to drivers along A64. Turbine propellers cause a flickering and shadowing effect which is extremely detrimental, dangerous and distracting to drivers;
- Disadvantages outweigh the benefits;
- Who, or what, benefits from the proposal as at the present time, the field is used for grazing and a couple of sheds used for agricultural purposes;
- Turbine would be sited within 250m of one of the county's most historic listed manor house and associated buildings;
- Validity of application queried as address referred to Scholes whereas the site is in Potterton;
- Turbine out of character – visual impact will be far more noticeable when there are no leaves on the hedges and trees;
- No 'very special circumstances';
- Fear of setting a precedent for further turbines;
- No landscape and visual impacts assessment;
- No assessment on the impact to regional and national scenic areas;
- No noise or shadow flicker impacts assessment;
- No ecology report has been submitted;
- No detailed information has been submitted relating to access tracks and infrastructure;
- No decommissioning details have been submitted;
- Report by applicant's consultant submitted in support of the application carries no weight as they are employed by the applicant;
- The application should be invalid as no postal address for Kiddal Quarry Farm can be found;
- Need is questionable;
- Turbine would be visible for miles and would cause harm to openness and visual amenity which is classed as a Special Landscape Area of Natural Beauty;
- Submitted visuals do not give a fair picture and a site visit is necessary;
- Turbine would irrevocably destroy an area of natural beauty for generations to come.

6.8 In terms of the locations from where objections have been received, it is recorded that of the 17 addresses, 3 are from Kiddal Hall, 6 from the northern fringe of Barwick-in-Elmet in the vicinity of Meadow View, 3 from Barwick-in-Elmet, 4 from Potterton and 1 from Scholes.

7 CONSULTATION RESPONSES:

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|-----|---------------------|---|
| 7.1 | Environment Agency: | No consultation necessary. |
| 7.2 | Conservation Team: | No objection. |
| 7.3 | Highways: | On receipt of additional information the Highways Authority does not have an objection subject to a condition requiring the submission of a construction management scheme. |
| 7.4 | Landscape Team: | No objection to the amended scheme. Initial submission was considered out of scale with existing features. |

- 7.5 Leeds and Bradford Airport: No objection – proposal unlikely to conflict with aviation interests.
- 7.6 Ministry of Defence: No objection following submission of amended plans (initial objection due to unacceptable interference to the Precision Approach Radar (PAR) at RAF Linton on Ouse).
- 7.7 Natural England: No objection but LPA will need to assess possible impacts.
- 7.8 Nature Conservation: No objection – location of turbine is located over 50m away from any features that could be used by foraging / commuting bats and is on agricultural land of low ecological importance.
- 7.9 Neighbourhoods & Housing: No objection – no potential harm to amenity in terms of noise impact.
- 7.10 Public Rights of Way: Footpath No 35 Barwick-in-Elmet lies in close proximity to the site. The turbine blades should not be permitted to over sail the public footpath. As the turbine is around 60m from the footpath, this would not appear to be an issue. Users of the path may have comments concerning the visual impact and so consultation with the Ramblers Association is advisable. The location of Leeds Country Way is also highlighted.
- 7.11 Ramblers Association: No objection subject to provision of planting scheme including trees and hedge between Leeds Country Way and turbine.
- 7.12 West Yorkshire Archaeology: No comments received.
- 7.13 Yorkshire Water: No comments necessary.

8 PLANNING POLICIES:

- 8.1 The Development Plan comprises the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006). The RSS was issued in May 2008 and includes a broad development strategy for the region, setting out regional priorities in terms of location and scale of development. Relevant Unitary Development Plan Policies:
- Policy GP5 refers to detailed planning considerations and any loss of amenity;
 - Policy N32 seeks to preserve the openness of the Green Belt in addition to visual amenity;
 - Policy N37 details that development could be acceptable provided it would not seriously harm the character and appearance of the landscape. The siting, design and materials of any development must be sympathetic to its setting;
 - Policy N49 advises that development that threatens significant depletion or impoverishment of the districts wildlife;

- Policy N54 states that proposal for renewable energy sources will in general be supported.

8.2 The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 with the consultation period closing on 12th April 2012. Following consideration of any representations received, the Council intends to submit the draft Core Strategy for examination. The Core Strategy sets out the strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. As the Core Strategy is in its pre-submission stages only limited weight can be afforded to any relevant policies at this point in time.

8.3 National Planning Policy:

- National Planning Policy Framework.

9 MAIN ISSUES:

- Principle of Development
- Landscape & Visual Impact
- Ecology
- Shadow Flicker
- Noise
- Conservation
- Highways

10 APPRAISAL:

Principle of development

10.1 According to Unitary Development Plan (UDP) policy N33 and guidance contained within the NPPF, the proposal is considered to be inappropriate development. By definition, inappropriate development is harmful to the Green Belt. Therefore, it is the applicant's responsibility to set out and justify any very special circumstances they consider might exist in support of the application.

10.2 The proposed scheme is situated within open Green Belt land. The NPPF states:

'When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.'

10.3 The NPPF confirms that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

10.4 In terms of 'very special circumstances', the applicants state that the proposed development would directly serve the needs of the existing farm buildings, and therefore could not be sited elsewhere. The turbine would, in the future, serve the

farm building granted permission in 2012. It is also suggested that the proposed scheme is an example of where there will be considerable wider environmental benefits.

10.5 The turbine would produce an annual yield of 34,000kWh at low wind speeds of 5m/s, contributing an annual carbon saving of between 19 and 23 tonnes per annum. The area, typically, enjoys wind speeds in excess of 6.2m/s and so would be likely to provide in excess of this figure. It is proposed as part of the scheme that the energy produced from this scheme would also be directed into the national grid.

10.6 The Core Planning Principles within the NPPF refer specifically to renewable energy developments:

'Planning should:...

...support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).'

10.7 The NPPF sets out a presumption in favour of sustainable development and also acknowledges the key role planning has to play in helping shape places to secure radical reductions in greenhouse gas emissions, and supporting the delivery of renewable and low carbon energy. Paragraph 98 of the NPPF states:

'When determining planning applications, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*
- approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.'*

10.8 In summary, the proposal is for a relatively small scale single wind turbine that would contribute towards replacing the grid energy consumed at the existing agricultural buildings and, in the future, towards the energy consumption of the farm dwelling. The structure is not dissimilar to the scale of a large mature tree, positioned relatively close to the existing agricultural buildings and the future dwelling place. It is therefore considered that the proposal does not conflict with the purposes of including land within the Green Belt as any impact upon the openness of the Green Belt would be limited.

10.9 Given that the benefits of renewable energy are to be apportioned significant weight, the very special circumstances submitted by the applicant are considered to outweigh any harm, by reason of its inappropriateness, to the Green Belt. This is consistent with the approach taken on previous applications for similar scale turbines within Leeds.

Landscape and Visual Impact

- 10.10 The assessment submitted with the application included photomontages from viewpoints considered by the applicant to be the most sensitive. These included views from along Potterton Lane, Kiddal Lane and from the site access, opposite Kiddal Hall. The applicant has also produced further photomontages at the request of officers, to show the appearance of the turbine from locations along the northern edge of Barwick-in-Elmet and also from along the public rights of way in the vicinity of the site.
- 10.11 The site itself lies within attractive, undulating countryside with few buildings nearby. Field sizes are variable and large mature trees and hedgerows dominate field boundaries in the area.
- 10.12 In terms of viewpoints from residential properties, the closest properties are those located at Kiddal Hall.
- 10.13 Views of the turbine would be possible from gardens to the south of the property and from several windows of southern façade of the buildings. However, it is noted that there are mature trees on the boundary between Kiddal Hall and the A64 which will screen many of these views from the building during summer and will filter views during the times of year when the trees are not in leaf.
- 10.14 Taking into account that the turbine is around 260m from the nearest point of Kiddal Hall, it is considered that a degree of harm in terms of visual impact upon a limited number of views from the properties will be unavoidable. However, the degree of harm of visual impact is not considered to be unacceptable, especially in the longer term due to the heavy standard tree planting that the applicants are proposing along the application's boundary with the A64.
- 10.15 Distant views of the turbine would also be possible from the rear of properties along the northern fringes of Barwick-in-Elmet. However, it is considered that although the turbine may be visible from various locations, the scale of the turbine, intervening topography and vegetation, coupled with the distance it would be viewed from (approximately 1.4km), means that there would be no significant visual impact from these locations.
- 10.16 It is noted that Syke House Farm, around 700m to the north of Barwick-in-Elmet already has permission for a 15m high wind turbine. However, due to the profile of the land, it is unlikely that views of both these turbines would be possible from properties in Barwick-in-Elmet.
- 10.17 Contrary to the submissions of several local residents, the site does not lie within an Area of Outstanding Natural Beauty (AONB) or a Special Landscape Area (SLA). However, SLAs do lie both 480m to the west and 630m to the south-east of the site. The SLA designation offers no extra protection to the landscape, but recognises its quality and value. However, it is considered that given the scale of the turbine, the intervening topography and the distance from the edge of these SLAs, there would be no significant upon either SLA.
- 10.18 In terms of views from public footpaths in the area, the turbine would be visible from both footpath no 35 (Barwick-in-Elmet) and the Leeds Country Way. Footpath 35 runs north-west / south-east, linking Kiddal Lane with the A64. At its closest, the turbine would be around 70m from the footpath. Leeds Country Way runs roughly north-south and at its closest would be some 340m from the turbine.

- 10.19 The applicant has proposed to plant a hedgerow (including trees) across a currently open field boundary to the south-west, to soften views from the Leeds Country Way. It is more difficult to provide any screening effect to footpath 35 and so it is inevitable that there will be a degree of harm in terms of visual impact upon users of this footpath for a limited distance. However, users will also experience the backdrop of the existing agricultural buildings and, if constructed, the new agricultural dwelling. It is therefore considered that although there would be some visual impact from these routes, this should not be overly significant and should not spoil the users' enjoyment to an unacceptable degree.
- 10.20 Officers have consulted with the Ramblers Association on the proposals who have visited the site to assess the potential impact for themselves. Following the applicant reducing the scale of the turbine and agreeing to carry out strategically placed tree and hedge planting, the Ramblers Association have no objection to the proposal.
- 10.21 Views from residential dwellings and from public rights of way should be regarded as being of the highest sensitivity. It is therefore considered that whilst there would be some harm from the siting of the turbine in this location, this would be limited principally to users of a section of footpath 35 and some viewpoints from in and around Kiddal Hall. There would also be a lesser impact upon views of users of the Leeds Country Way and any impact upon receptors further-a-field would greatly diminish with distance. It is considered that the overall visual impact upon these receptors would not be unacceptable and that over the longer term, the proposed planting scheme would mitigate some of this impact.

Ecology

- 10.22 The impacts of turbines on birds have been dramatically reduced in recent years through the modern cylindrical design and careful siting. The application site is not located on or near to any nationally or internationally designated sites. The Nature Conservation team have not raised any concerns regarding the species referred to in letters of representation (e.g. Red Kites, Yellowhammers etc.).
- 10.23 Bats are protected under UK and European legislation but like birds there is no evidence that a small scale wind turbine such as the proposed development would cause harm or increase chances of mortality.
- 10.24 Notwithstanding this, the turbine has been sited in excess of 50m from all features that could potentially be used by foraging or commuting bats.
- 10.25 Although the representations received refer to the potential impact upon several species, both Natural England and the Council's Nature Conservation team have confirmed that they have no objection to the proposals and the risk to foraging and commuting bats is minimal.
- 10.26 In conclusion, it is unlikely the proposal would introduce significant harm to the local wildlife and so is considered to be in accordance with policy N49.

Shadow Flicker

- 10.27 The Centre for Sustainable Energy released a document (Common Concerns about Wind Turbines) summarising academic research into issues surrounding turbines.

One such issue is shadow flicker. The document discusses that research indicates shadow flicker only occurs when the shadow is sufficiently in focus (depending on the sun's bearing in relation to the turbine and the sun's altitude) and lasts a certain duration, both of these factors diminish rapidly with distance from the rotating blades. It has been calculated that distances within ten times the rotor diameter can create the right circumstances to give rise to shadow flicker.

- 10.28 Multiplying the diameter of the turbine's rotor blades by 10 gives a distance of 131m. The distance between the proposal and all of the neighbouring properties exceeds 131m. Furthermore, within this distance in the UK, only dwellings sitting within 130° or 230° of north relative to the turbines can be affected according to the Centre for Sustainable Energy document. None of the neighboring properties are in this position. Therefore, the proposal will not conflict with residential amenity in this regard and so complies with policy GP5.

Noise

- 10.29 The closest residential dwelling currently is Kiddal Hall (which includes several distinct dwelling places) at a distance of approximately 260m. Beyond this, the next closest dwellings are over 460m to the north-east and south-east.
- 10.30 The A64 lies between the site and the nearest dwelling and contributes significantly to the background noise levels, particularly during the day but less so during night time and off peak periods.
- 10.31 The submitted acoustic report outlines the measured noise level from the 20.5m hub height turbine in operation and gives a sound power level of 89dB at wind speeds of 8m/s. Environmental Health have calculated this level back to Kiddal Hall, determining that this would result in a sound pressure level of 30dB at the property. This is considered to be particularly low for the setting. The measured noise level from the reduced, 15.4 hub height turbine is lower at 87.9dB at wind speeds of 8m/s and the resultant sound pressure level at Kiddal Hall would be less than 30dB. Environmental Health confirm that there is no potential harm to amenity in terms of noise impact from the operation of the proposed turbine.

Conservation

- 10.32 The listed building grouping of Kiddal Hall lies opposite the site to the north beyond the A64. Being located on relatively flat land, the proposed turbine would be clearly within the setting of the listed building. The Conservation Officer confirms that the Kiddal Hall complex is, for the most part, an inward looking courtyard with very little grand architecture facing the proposal site. As such the setting relationship between the two is considered to be minimal and there are few viewpoints from public space towards the listed buildings that would take in the turbine.
- 10.33 The Conservation Officer is of the opinion that the turbine is characteristic of the rural environment and as such its erection would not alter the overall character of the area. As such, it is considered that the character and setting of the listed building would be retained.

10.34 In summary, no objections are raised from the Conservation Officer and it is considered that the proposed turbine would not have a detrimental impact on the character and appearance of the historic environment.

Highways

10.35 No new access would be required to be constructed as part of the development. The turbine would be delivered to the site in several smaller parts and assembled on site. However, it is considered that it would be appropriate to impose a condition to require details of the construction period to be submitted to the Council, including details of any compound, a traffic management scheme, hours and days of operations and an assessment of whether a temporary wheel wash may be required.

10.36 In terms of highway safety, including the potential for driver distraction, a point which has been raised by several local residents and the Parish Council, highways have confirmed that they do not consider that the scheme would adversely affect road safety. The applicants have submitted the anticipated access and construction details which highlights the relatively straightforward nature of the construction method. In order to further reduce the potential for driver distraction in the future, the applicants have also proposed to plant vegetation along their boundary with the A64.

10.37 It is therefore considered that the existing access is suitable for the delivery of the turbine and associated infrastructure and that the proposed development would not have an adverse impact upon highway safety.

11 CONCLUSION:

11.1 The principal considerations in terms of the overall planning balance are considered to be as follows:

11.2 The matters which weigh against the proposal (the harm):

- i) The development constitutes inappropriate development in the Green Belt. This attracts substantial weight in its own right;
- ii) There would be minimal harm to the openness of the Green Belt, which is of some weight;
- iii) There would be a degree of visual impact upon views from Kiddal Hall and footpaths in the vicinity, which is of some weight;
- iii) There would be a minimal degree of harm to the character and appearance of the landscape, but this is of minimal weight overall.

11.3 The matters which weigh in favour of the proposal:

- i) The strong national support for renewable energy in order to tackle the effects of climate change is a significant factor in favour of the proposal, and carries substantial weight;
- ii) The local emerging targets for renewable energy, are considerations of significant weight.

11.4 In relation to other matters raised by local residents it is considered that these matters do not detract from the proposal. But nor does that position add weight to

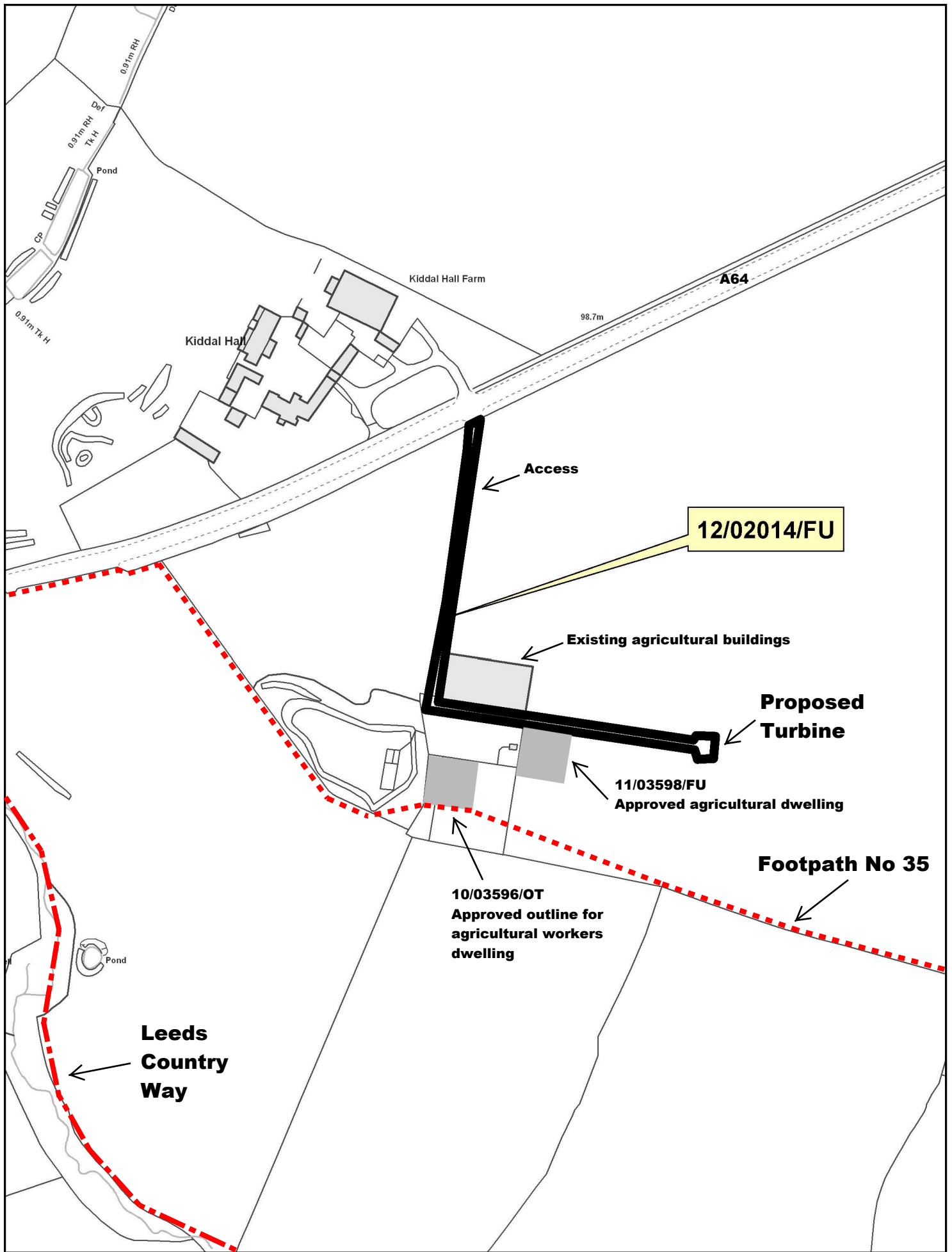
the position in favour of the development. Such matters do not, therefore, materially affect the overall balance.

- 11.5 The competing matters in the balance are all of importance, but in this case it is considered that the case for renewable energy, and the support given to it at both national, regional and local level clearly outweighs the harm by inappropriateness and the other harm identified. It is therefore concluded that the other considerations demonstrated amount to the very special circumstances necessary to justify development in this case. It is therefore concluded that there is no conflict with the saved policies of the UDP and the application is recommended for approval.

12 Background Papers

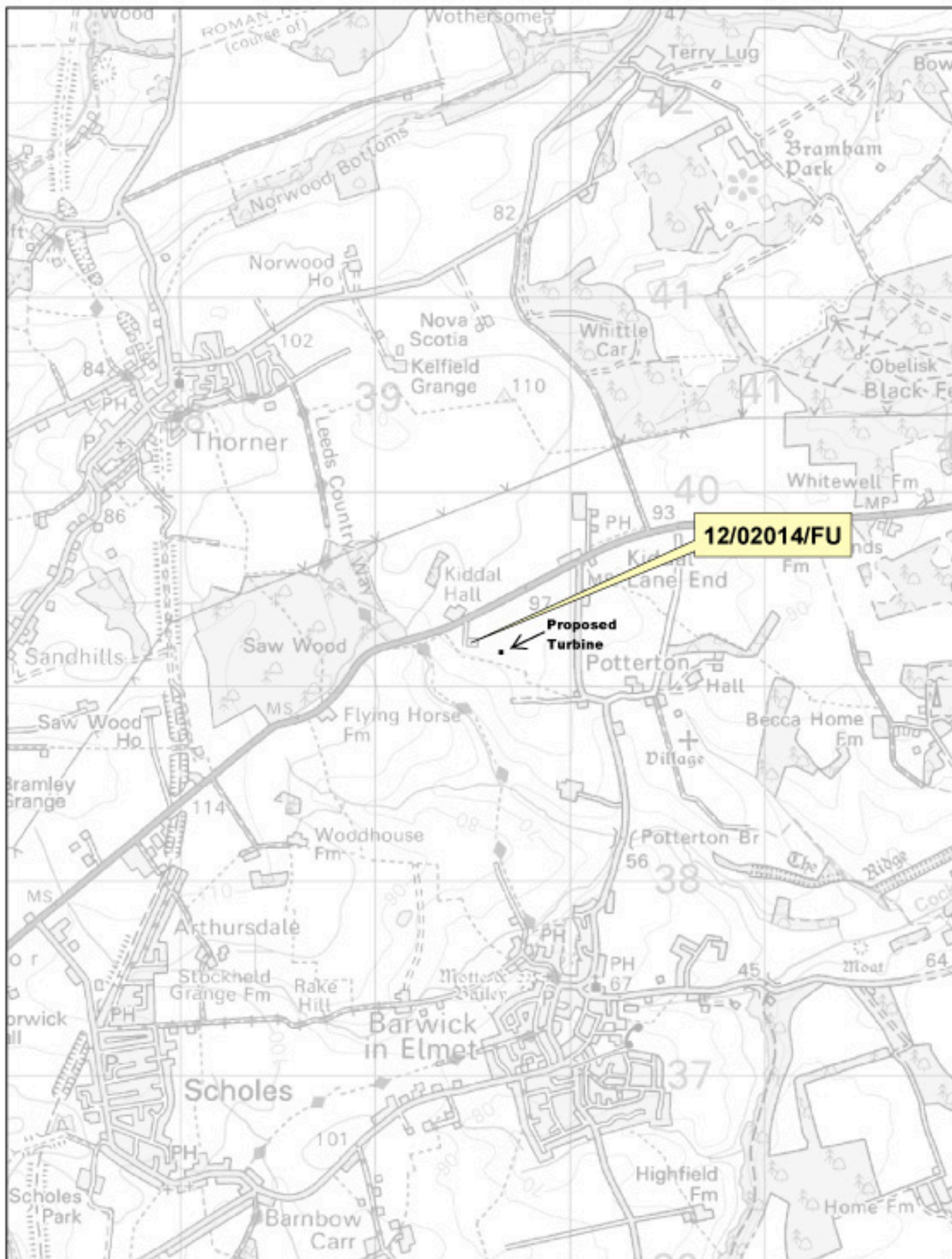
Application files: 12/02014/FU

Certificate of Ownership: Mr & Mrs Hall



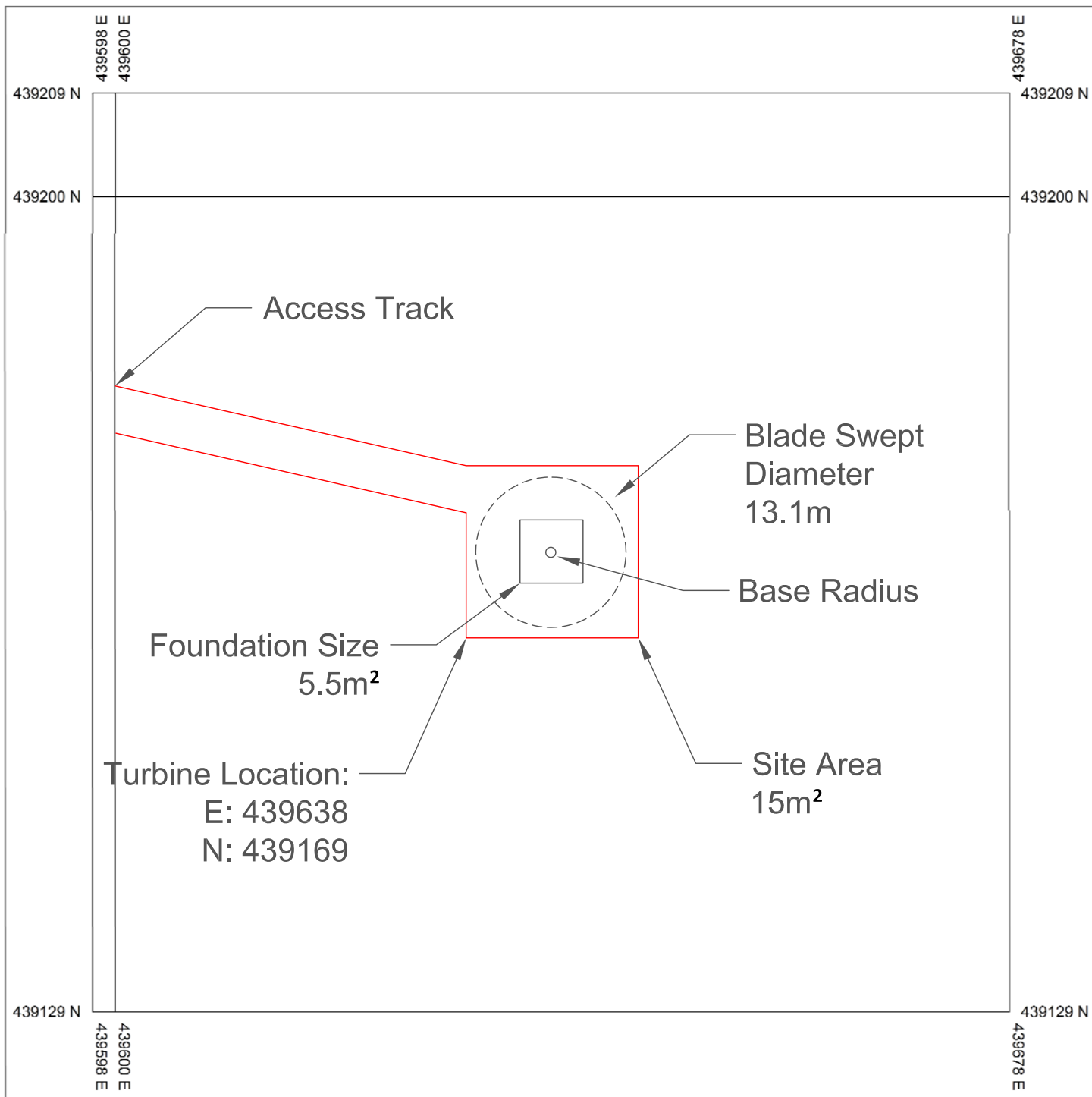
EAST PLANS PANEL





EAST PLANS PANEL





KQ Farm

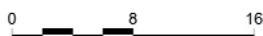
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:500

Supplied By: **Entrust**

Serial number: 001031434

Plot Centre Coordinates: 439638, 439169

PROJECT: 1no. 20kw Wind Turbine.
LOCATION: Kiddal Quarry Farm
LS15 4NH

DWG. 002 SCALE 1:500

DATE: 15/03/2012

DRAWN BY: JMG

ENTRUST
DARESBUY INNOVATION CENTRE
KECKWICK LANE
DARESBUY
WA4 4FS

