

WIND GENERATION APPEALS UPDATE

September 2014



Please find below a resume of decisions made between 31 July 2014 and 26 August 2014.

If you have any queries in relation to any of the decisions listed below, or other renewable schemes please contact Richard Glover. Email richard.glover@sqwirepb.com or direct dial 0113 284 7023.

Angle

PINs No.	APP/L9503/A/13/2210821
Decision and date	Dismissed 31/07/14
Location	Broomhill Farm, Angle, Pembroke, Pembrokeshire, SA71 5AH
Inspector	Kay Sheffield
Appellant	Mr Barry Hathway
Determination process:	Hearing
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 39m. The main issues were the landscape and visual effects on the special qualities of the Pembrokeshire Coast National Park, the effect on the archaeological and historical interest of the site and the effect with regards to noise. The site is located within the Pembrokeshire Coast National Park and the Registered Historic Landscape of Milford Haven Waterway. The Inspector was concerned that there would be clear views of the turbine from large sections of the coastal path. The Inspector considered that the proposed turbine would create a dominant feature in the landscape which would disrupt the character of the National Park, causing unacceptable harm to the landscape and visual amenity of the area. The Inspector also found that the proposed turbine, in association with other developments in the area, had the potential to cause cumulative harm to the character of the landscape. In terms of the historical and archaeological interest, the Inspector found that insufficient evidence had been submitted and that it was not possible to fully assess the effects. With regards to the noise impacts, no background survey had been carried out and the Inspector found that one property, which was within 500m of the proposed turbine, might not fall within the limits set out in ETSU. Overall, the benefits of the proposal did not outweigh the harms.</p>

Llanychaer

PINs No.	APP/N6845/A/14/2214139
Decision and date	Allowed 1/08/14
Location	Trebover Farm, Llanychaer, Fishguard, SA65 9SA
Inspector	Clive Nield
Appellant	Abergwaun Community Turbine
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 45m. The main issue was the effect on the character and appearance of the area. The appeal site lies 450m west of the Pembrokeshire Coast National Park. The Inspector found that the proposed turbine would be of a modest scale and would not appear out of place within the topography of the area. The area of greatest concern for the Inspector was the impact on the National Park and Conservation Area. The Inspector found that the most important views in relation to the National Park were some distance from the appeal site. Overall the Inspector considered that there would be some impact on the National Park, but that it would not be significant. In terms of the Conservation Area, which in parts lies less than 1km from the appeal site, the Inspector was of the opinion that the views from the conservation area would be limited resulting in only a slight adverse impact. In conclusion it was held that the harms were outweighed by the benefits of the proposal.</p>

Temple Farm

PINs No.	APP/E2001/A/14/2214800
Decision and date	Dismissed 1/08/14
Location	Temple Farm, Temple Lane, Carnaby, East Yorkshire, YO16 4VL
Inspector	Louise Crosby
Appellant	North Cote Farms Ltd
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 75m. The main issues were the effects on the character and appearance of the landscape and heritage assets. The Inspector considered that due to the location of the proposed turbine, its elevated position and overall height it would be seen from some distance away. However, it would be seen in the context of the farm buildings and nearby woodland. The Inspector therefore found that the landscape had the capacity to accommodate the proposed turbine. In terms of the effect on heritage assets, the Inspector considered the effect on the setting and significance of Burton Agnes Hall (Grade I). She noted that there would be some views of the proposed turbine, but that some views would be screened and in any event the distance involved (4.5km) would render the proposed turbine small and insignificant. Carnaby Temple (Grade II) is located 500m from the appeal site. The Inspector found that views from the north of the Temple would be affected the most resulting in an effect on the setting of the Temple. The Inspector considered that the effect would be significant, although would not result in substantial harm. Overall, the Inspector was of the view that the benefits of the proposal were not sufficient to outweigh the harms.</p>

Rifton Barton

PINs No.	APP/Y1138/A/13/2209164
Decision and date	Dismissed 04/08/14
Location	Land at Rifton Barton, Stoodleigh, Devon, EX16 9RT
Inspector	Philip Major
Appellant	Murex Energy Ltd
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 77m. The main issues were the effects on the character and appearance of the surrounding area and the impact on the living conditions of nearby residents. The Inspector noted that the proposed turbine would be a strident vertical element in an otherwise rolling landscape. The Inspector was of the view that the landscape character had a high value and is sensitive to change. He considered that the proposed turbine would seriously detract from the existing character within about 1.5km of the appeal site. Similarly, the Inspector found that the visual impact of the turbine would be significant in many views from public rights of way. In terms of the living conditions of nearby residents, the Inspector found that a number of properties would have a clear and direct view of the proposed turbine. However, in these views the proposed turbine would only make up a small element in the wider views out to the countryside. Therefore, the Inspector concluded that the effect would not be so oppressive or overbearing to render the properties unsatisfactory places to live. The benefits of the proposal were not deemed sufficient to outweigh the significant adverse effects to the character and appearance of the surrounding area.</p>

Black Dog

PINs No.	APP/Y1138/A/14/2212884
Decision and date	Allowed 04/08/14
Location	Land north of Littleborough Cross, Black Dog, Devon
Inspector	Philip Major
Appellant	Mr M Gillbard
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 45.5m. The main issue was the impact on the character and visual amenities of the surrounding rural area. The Inspector found that the proposed turbine would have an immediate and noticeable impact within about 1km of the site, but that these effects would diminish with distance quite quickly. The Inspector was of the opinion that the predominant character of the landscape would remain. In terms of visual amenity, the Inspector considered that although there would be some impact on public views, but this would only be moderate. The Inspector also found that the effect on residential amenity would not such that it would make any property an unsuitable or unattractive place to live. The benefits of the proposal were found to outweigh the limited harms.

Lothersdale

PINs No.	APP/C2708/A/14/2211483
Decision and date	Dismissed 04/08/14
Location	Bent Laithe Farm, Lothersdale, Keighley, BD20 8HS
Inspector	Louise Crosby
Appellant	Mr Matthew Tidmarsh
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 46.3m. The main issue was the effect on the character and appearance of the landscape. The Inspector noted that the landscape had a strong sense of openness with far reaching views. The proposed turbine would be sited at a slightly lower level than a nearby BT mast, but the height of the proposed turbine would more or less coincide with the overall height of the BT mast. The Inspector found the BT mast to be visually prominent in the landscape and considered that the proposed turbine would appear as a more dominant feature due to the rotating blades. The Inspector also noted the proposed turbine would be seen in conjunction with a number of nearby turbines within the landscape. The Inspector found that the cumulative impact would be unacceptable. In conclusion, it was held that the benefits of the proposal were not capable of outweighing the harms to the landscape.

Ash Mill

PINs No.	APP/X1118/A/13/2209168
Decision and date	Dismissed 05/08/14
Location	Land at Lower Webbery Farm, Ash Mill, South Molton, Devon
Inspector	Simon Hand
Appellant	Murex Energy Limited
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 77m. The main issues in this appeal were the effects on the character and appearance of the surrounding landscape and the effects on heritage assets. The Inspector considered that there would be harmful cumulative impacts when viewing the proposed turbine in close proximity to the nearby Parsonage Farm turbine (1.5km away). The Inspector also noted that the proposed turbine would result in dominant views from 2 nearby dwellings 450-550m away, resulting in significant harm. With regards to the effects on heritage assets, the Inspector noted that the main impacts would be on Lower Webbery Farmhouse (Grade II) and Church of St Mary (Grade I). The Farmhouse is located 375m from the proposed turbine and the Inspector found that the proposed turbine would be a dominant presence which would affect the setting of the asset. It was also found that there would be an effect on the setting of the Church due to the cumulative impact of the proposal with Parsonage Farm. In neither instance did the Inspector considered the harm to be substantial, but the harm was still required to be considered in the planning balance. The Inspector held that the benefits of the proposal were not capable of outweighing the harms.</p>

Crunwre House

PINs No.	APP/N6845/A/13/2209070
Decision and date	Dismissed 05/08/14
Location	Land west of Crunwre House, Crosslands Road, Llanteg, Pembrokeshire
Inspector	Kay Sheffield
Appellant	MDA Renewables Limited
Determination process:	Hearing
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 45m. The main issue was the effect on the character of the landscape and visual amenity. The appeal site lies 1.5km from the Pembrokeshire Coast National Park. The Inspector noted that due to the height of the proposed turbine and the open character of the landscape it would be a dominant feature in the landscape. The Inspector also considered that the existing turbines and pylons in the landscape already dominated the skyline and was concerned about the additional impact that would be caused by the proposed turbine. With regard to visual amenity the Inspector found that there would be a significant effect on the visual amenity of Landsker Borderlands Trail and from within the National Park. Overall, the Inspector found that the benefits of the proposal were insufficient to outweigh the harms.</p>

Tressady Estate

PINs No.	PPA-270-2103
Decision and date	Dismissed 06/08/14
Location	Land west of Craggiemore, Tressady Estate, Rogart
Inspector	Allison Coard
Appellant	Wind Prospect Developments Limited
Determination process:	Written Representations
Summary of decision	<p>Proposal for 13 turbines with a blade tip height of 115m. The main issues were the landscape and visual impacts, residential amenity impacts and the impacts on the historic environment. The Reporter considered that the proposed turbines would have extensive visibility across an area of wild land (7.5km away) and that protection of the wild land was a relevant consideration. The Reporter found that the visual impact of the proposal would be accentuated by its location in proximity to the road network and dispersed rural community. The Reporter also found that there would be a cumulative impact in conjunction with the Kilbraur wind farm, creating a landscape where the windfarms would become the dominant and defining feature. The Reporter noted that there would be an effect on the setting on Cnoc an Liath-Bhaid stone circle scheduled monument which is 1.5km from the appeal site. Although Historic Scotland stated that the effect did not warrant an object, the Reporter found that the impact would have a significant adverse visual impact on the setting of the stone circle. The Reporter concluded that the benefits of the proposal did not outweigh the harms.</p>

Alvington Court Farm

PINs No.	APP/P1615/A/13/2204221
Decision and date	Allowed 06/08/14
Location	Alvington Court Farm, Alvington, Lyndney, GL16 6BG
Inspector	R P E Mellor
Appellant	Resilient Energy Alvington Court Ltd
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 87m. The main issues were the effects on: the setting and significance of Alvington Court farmhouse; the character of the landscape; wildlife; and residential amenity. The Inspector considered that the proposed turbine would have an effect on the setting and heritage significance of the farmhouse, but that this would be less than substantial harm. The Inspector found that the proposed turbine would result in a loss of landscape fabric, but that this would be limited to a small area of arable farmland. The Inspector noted that a number of dwellings would be within 750m of the proposed turbine, but that few would have direct views. None of the properties would become regarded as unattractive and unsatisfactory places to live. The effect on wildlife was found to be capable of being controlled by condition. The benefits of proposal were found to outweigh the limited harms.</p>

Thornbury

PINs No.	APP/W1145/A/13/2209441
Decision and date	Dismissed 06/08/14
Location	Down Farm, Thornbury, Holsworthy, Devon, EX22 7DT
Inspector	Simon Hand
Appellant	W J Watkins
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 79m. The main issue was the effect on the character and appearance of the area. The Inspector considered that the main test was whether the cumulative effect would be such as to convert the landscape from 'with occasional turbines' to with 'wind energy'; could the landscape be enjoyed without turbines in every view? The Inspector noted the nearby existing turbines being 2km, 4km and two turbines at 5km from the appeal site as well as a number of smaller turbines. Two further turbines have also been granted permission, one at 2km and another at 3km from the appeal site. It was these two turbines which have yet to be erected which caused the Inspector concern. He felt that the effect of the proposed turbine, cumulatively with these turbines would be such as to downgrade the landscape. The benefits of the proposal were not found to be capable of outweighing the harm.

Aspatria

PINs No.	APP/G0908/A/13/2206717
Decision and date	Dismissed 07/08/14
Location	Aigle Gill Farm, Aspatria, Wigton, Cumbria, CA7 2PL
Inspector	Richard McCoy
Appellant	Mr John Bell
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 71m. The main issue was the effect on the character and appearance of the landscape. The Inspector considered that of itself, the proposed wind turbine whilst a strident feature, would not dominate the wider landscape. However, cumulatively with the approved Westnewton wind farm (situated less than 1km from the appeal site) the Inspector considered that the proposed turbine would disrupt the ordered appearance of the Westnewton wind farm. Resulting in a piecemeal development that would have a significantly adverse impact on the local rural landscape. The benefits of the proposal were not deemed to be sufficient to outweigh the harm to the landscape.

Langtoft

PINs No.	APP/E2001/A/13/2205925
Decision and date	Dismissed 07/08/14
Location	Tranmere Sheds, Langtoft, Driffield, YO25 3TT
Inspector	John Woolcock
Appellant	Mr Tim Field
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 46m. The main issues were the effects upon the character and appearance of the area and the effect on the Langtoft Conservation Area. The appeal site lies within the Yorkshire Wolds Area of High Landscape Value. The Inspector found that the proposed turbine would have an adverse effect on the character of the area. He noted that the ridges around the village of Langtoft are attractive features in the local landscape, but that the proposed turbine would be intrusive upon this feature. With regards to the effect on the Conservation Area, the Inspector noted that the relationship between the village in the bottom of the dale and surroundings in which it is experienced is an important historic feature. In this context it was found that the harm to the setting of the conservation area would adversely affect its significance. Although the Inspector found that this equated to less than substantial harm, it was still required to be considered in the planning balance. The benefits of the proposal were not found to outweigh the harms.

Piked Edge Farm

PINs No.	APP/E2340/A/13/2209343
Decision and date	Dismissed 07/08/14
Location	Piked Edge Farm, Skipton Old Road, Colne, Lancashire, BB8 7EP
Inspector	B Hellier
Appellant	Mr Stuart Johnson
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 45m. The main issue was the effect of the proposal on the character of the landscape of the area. The appeal site lies on semi-improved pasture land at 330m AOD. The Inspector considered that due to the elevated position, together with the height and bulk of the proposed turbine, it would be a dominant feature. The Inspector noted that there were 12 other existing or proposed turbines within a radius of 2.5km, which would exacerbate the significant adverse effect of the proposed turbine. The Inspector found that the setting of the appeal site was a fine, open and relatively unspoilt landscape and that the proposed turbine would result in considerable harm to the landscape character and views enjoyed by residents and recreational users. Overall, the benefits of the proposal were not found to outweigh the harms.

Brills Farm

PINs No.	APP/R2520/A/13/2208531
Decision and date	Allowed 08/08/14
Location	Land north of Brills Farm, Newark Road, Lincolnshire, LN6 9JN
Inspector	Paul Jackson
Appellant	Norton Disney Farming
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 86.45m. The main issue was the effect on the landscape character and visual amenity of the area. The Inspector noted that the proposed turbine would be on high ground, although not on the highest ground and it would be seen against or behind the wooded ridge. The landscape was already found to be significantly affected by the presence of the A46. In terms of visual amenity, the Inspector found that the proposed turbine would be seen in the context of a great deal of other clutter and the distraction of the A46. Overall, the Inspector concluded that the benefits of the proposal outweighed the limited harms.

Bradnop

PINs No.	APP/B3438/A/13/2209461
Decision and date	Allowed 08/08/14
Location	Land north of Land End Farm, Bradnop, Leek, Staffordshire, ST13 7HA
Inspector	Alan Novitzky
Appellant	Hallmark Power Ltd
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine 34.5m to blade tip. The main issues were the effects on the character and appearance of the area. The appeal site lies 600m from the western edge of the Peak District National Park, however the Inspector found that the harm to the setting of the National Park would only be slight in addition to the harm caused by existing turbines. The Inspector considered that the character of the landscape would not change materially. The benefits of the proposal were found to outweigh the limited harm.

Amroth

PINs No.	APP/L9503/A/14/2211895
Decision and date	Dismissed 11/08/14
Location	Parsonage Farm Caravan Park, Amroth, Pembrokeshire, SA67 8PR
Inspector	Sian Worden
Appellant	Mrs Thompson
Determination process:	Hearing
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 23.5m. The main issues were the effects on the living conditions of nearby occupiers, including visitors to the caravan park and the effect on the biodiversity of the area. The Inspector noted that the turbine would be well-screened and therefore not harmfully visible from the surrounding area. Although no background noise assessment was completed, the Inspector noted that at two neighbouring properties levels of 35dB(A) would be exceeded. Without the background noise assessment, the Inspector was not confident that the proposed turbine would operate within the ETSU guidelines. Noise level calculations were not carried out for the caravans. The Inspector found that there was no evidence to suggest that the noise impacts would not be significantly detrimental to the living conditions of those staying at the caravan park. The Inspector considered that due to the numbers and species of bats recorded by a walkover survey that further survey work would be necessary. The potential effect on bats could therefore not be established. The benefits of the proposal were not capable of outweighing the potential harms.</p>

Alverdiscott

PINs No.	APP/W1145/A/13/2210295
Decision and date	Dismissed 11/08/14
Location	West Barton Farm, Alverdiscott, Barnstaple, Devon, EX31 3PT
Inspector	Neil Pope
Appellant	Mr Peter Ley
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 34.5m. The main issues were the effects on the character and appearance of the area and the setting of heritage assets. The Inspector noted that the appeal site was located within an attractive area of open countryside, but which included utility poles/pylons, transmitting station and other turbines. The Inspector found that the proposed turbine would be a tall structure within the landscape that would be out of scale with the natural qualities of the area. It was also noted that the proposed turbine would intrude into some long views across the landscape. The proposed turbine would be 700m from All Saints Church. However, views towards and from the appeal site would be largely screened. The Inspector held that the proposed development would not harm the setting of the church. Overall, the Inspector concluded that the benefits of the proposal were not sufficient to outweigh the harm to the character and appearance of the landscape.</p>

Bedlinog

PINs No.	APP/U6925/A/13/2209535
Decision and date	Dismissed 12/08/14
Location	Bedlinog Farm, Bedlinog, Merthyr Tydfil, CF46 6SN
Inspector	Clive Nield
Appellant	Mr Keith Bells
Determination process:	Hearing
Summary of decision	Proposal for three turbines with a blade tip of 126.5m. The main issue was the impact on the character and appearance of the landscape. The appeal site is within the Gelligaer Common Historic Landscape Area, with cairns located a few hundred metres from the proposed turbines. The Inspector found that the proposed turbine would have a significantly detrimental effect on the setting of the cairns. The Inspector considered that the proposed turbines would be dominant visual features in their immediate area and prominent features in many important views due to the scale of the proposed turbines. In carrying out the planning balance, the Inspector found that the benefits of the proposal did not outweigh the harms.

Pytchley

PINs No.	APP/L2820/A/13/2210230
Decision and date	Allowed 13/08/14
Location	Land north of Broughton Road, Pytchley, Kettering, Northamptonshire
Inspector	Alan Boyland
Appellant	Glanmoor Investments Ltd
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 71m. The main issues were the effects on the character and appearance of the area and the effect on the setting of a listed church. The Inspector noted that there are extensive views from the site and that the proposed turbine would be visible from a wide area. It was also noted that three high voltage electricity lines traverse the area. The Inspector noted that there would be a substantial visual impact from nearby locations but that overall the impact the character and appearance of the wider area would be limited. With regard to the Grade II* Church, the Inspector concurred with English Heritage that although there would be some harm to the setting of the Church, this would be less than substantial. The benefits of the proposal were found to be capable of outweighing the limited harms.

Swanton Farm

PINs No.	APP/W1145/A/13/2206070
Decision and date	Allowed 13/08/14
Location	Swanton Farm, Horns Cross, Bideford, EX39 4DW
Inspector	Andrew Hammond
Appellant	Mr H Furse
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 35m. The main issue was the effect on the intrinsic value of the local landscape and the visual amenity of the area. The appeal site is located adjacent to the North Devon AONB. The Inspector noted that the proposed turbine would be located on agricultural land, away from any prominent or sensitive landscape features. Therefore the impact on the intrinsic value of the landscape would be minimal. The Inspector considered that any actual views from within the AONB to north/north-east would be severely restricted by screening or be so distant as to not cause detriment to the landscape quality. The Inspector held that the benefits of the proposal were sufficient to outweigh the limited harms.

South Arscott

PINs No.	APP/W1145/A/14/2214833
Decision and date	Allowed 13/08/14
Location	Land at South Arscott, Holsworthy, Devon, EX22 7BN
Inspector	Neil Pope
Appellant	Mr N May
Determination process:	Written Representations
Summary of decision	<p>Proposal for two turbines with a blade tip height of 46.3m. The main issues were the effects on the character and appearance of the area, the setting of heritage assets and living conditions of neighbouring occupiers. The Inspector noted that the appeal site was 250m from the A388 and 750m from a row of electricity pylons, with other wind turbines within the wider surroundings. The Inspector therefore considered that the existing developments diluted the rural character of the area. The Inspector found that whilst the proposed turbine would harm the appearance of the area, it would be seen in the context of the other development. With regards to heritage assets, the Inspector considered the harm to the Church of St. Peter and St. Paul (2km from the appeal site) and Highbarrow Cross SAM (4km from the appeal site) and found that the proposed turbine would be an adequate distance from the Church so as not to be prominent and diminish the significance of the church tower. He also found that the proposed turbine would not encroach into the setting of the SAM. In relation to both heritage assets the Inspector found that there was not any harm. The Inspector held that the proposed turbine would not be so close to any neighbouring properties to become overbearing or oppressive. The benefits of the proposal were found to be capable of outweighing the limited harm to the landscape.</p>

Pitlessie

PINs No.	PPA-250-2189
Decision and date	Dismissed 14/08/14
Location	Land south-east of Crossgates Cottages, Cupar Road, Pitlessie
Inspector	Michael Shiel
Appellant	Mr Matthew Jack
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 49m. The main issues were the landscape and visual impacts and the effects on residential amenity. The Reporter considered that the proposed turbine would be out of scale with the low hills, detailed pattern of woodland, fields and hedgerows of the surrounding landscape. The Reporter also found that the proposed turbine would have an adverse landscape and visual impact as it would detract from the landscape and would be visual harmful from a number of views, especially 'Balcony Road'. In terms of the effect on living conditions, the Reporter considered a number of properties between 500m to 700m from the appeal site. It was held that although the proposed turbine would be a prominent feature, it would not over-dominate any of the properties concerned. Overall, the benefits of the proposal were not considered sufficient to outweigh the landscape and visual impacts.</p>

Worlabby

PINs No.	APP/Y2003/A/13/2208656
Decision and date	Dismissed 14/08/14
Location	North Wold Farm Cottage, Worlabby, Brigg, South Humberside, DN20 0NS
Inspector	Andrew Hammond
Appellant	DC21 Ltd
Determination process:	Hearing
Summary of decision	Proposal for a single turbine with a blade tip height of 34.2m. The main issue was the effect on aviation safety. The Inspector noted that the proposed turbine would be within range of the Primary Surveillance Radars at both Humberside Airport and RAF Waddington. The Appellant expressed confidence that the proposed turbine would have no observable effect on the safe operation at either RAF Waddington or Humberside Airport. The MOD proposed a Grampian condition that the proposed turbine would cease operation were it demonstrated that there was an unacceptable effect attributable to the proposed turbine. The Appellant declined to accept such a condition. The Inspector considered that the proposed turbine had significant potential to compromise safe and effective use of civil and military aviation. The benefits of the proposal were not found to outweigh this potential of harm.

Callington

PINs No.	APP/D0840/A/13/2206343
Decision and date	Dismissed 14/08/14
Location	Land at Glebe Farm, South Hill Road, South Hill, Callington, Cornwall, PL17 7LP
Inspector	John Wilde
Appellant	Mr Dennis Hicks
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 77m. The main issue was the effect on the setting and significance of heritage assets. The Inspector considered the effect on two Grade I listed Churches in nearby settlements. The Inspector found that the current prominence of the church towers in the largely unspoilt and unchanged landscape is an important part of the setting and significance of the churches. The Inspector considered that the proposed turbine would cause harm to the setting of the churches, but given the distances involved and the rolling landscape, the harm was found to be less than substantial harm. In carrying out the planning balance the Inspector concluded that the benefits of the proposal were not capable of outweighing the harm to the heritage assets.

Moorsholm

PINs No.	APP/V0728/A/13/2210926
Decision and date	Allowed 14/08/14
Location	Land to the north of Moorsholm, Saltburn-by-the-Sea, TS13 3JF
Inspector	Michael R Moffott
Appellant	Mr Mark Smith
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 34.2m. The main issues were the effects on the character and appearance of the area and the Moorsholm Conservation Area as a heritage asset. The Inspector noted that within the rural landscape there are various man-made features including reservoirs, telegraph and electricity lines and existing turbines. The Inspector considered that in many views the proposed turbine would be screened by hedging, trees and the undulating landscape. The North Yorkshire Moors National Park is located 1km from the appeal site and the Inspector considered that there would be no cumulative harm to the landscape or special qualities of the National Park. With regards to the effect on the Moorsholm Conservation Area, the Inspector noted that the MCA was 400m from the appeal site, but due to intervening vegetation and the lower lying land of the appeal site it was held that the proposed turbine would not impinge on views into or out of the MCA. Overall, the benefits of the proposal were deemed sufficient to outweigh the harms.

East Close Farm

PINs No.	APP/X1355/A/13/2208816
Decision and date	Allowed 14/08/14
Location	East Close Farm, Sedgefield, Stockton-On-Tees, TS21 3HW
Inspector	Michael R Moffoot
Appellant	Messrs R & S Craggs
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 86.45m. The main issue was the effect on the character and appearance of the landscape. The appeal site lies within expansive open countryside, with large electricity pylons 200m from the site. The Inspector noted that from public rights of way near the appeal site, the proposed turbine would be a prominent structure, but from many views it would be seen in the context of the electricity pylons and agricultural buildings. The Inspector considered the cumulative impact of the proposed turbine together with Butterwick/Walkway wind farm (being 2.4km from the appeal site) would lead to wind energy developments being straggled across the landscape and would therefore be harmful to the landscape character. The Inspector found that the benefits of the proposal would outweigh the harm to the landscape.

Friday Bridge

PINs No.	APP/D0515/A/13/2210625
Decision and date	Dismissed 15/08/14
Location	Laddus House, Laddus Drive, Friday Bridge, Wisbech PE14 0LL
Inspector	Ron Boyd
Appellant	Mr J Lawrence
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 26.2m. The main issues were the effects on the character and appearance of the area and on the living conditions of neighbouring occupiers. The Inspector noted that the proposed turbine would be prominent within local views due to the flat landscape in which the appeal site is situated. However, it was found that the proposed turbine would not have the physical presence itself to have a significant adverse effect on the wider landscape, although the Inspector considered that there would be a cumulative visual impact. The Inspector found that there would be an unacceptable impact on the living conditions of a number of properties within 600m for the proposed turbine. This was due to the effect on encircling the properties with turbines, as the proposed turbine would take up the last part of the arc of view from these properties that is free from wind energy development. The benefits of the proposal were not found to be sufficient to outweigh the harm to the living conditions of nearby occupiers.</p>

East Haddon

PINs No.	APP/Y2810/A/13/2211425
Decision and date	Dismissed 15/08/14
Location	Covert Farm, East Haddon, Northamptonshire, NN6 7PH
Inspector	John Braithwaite
Appellant	Offgrid Power Wind Limited
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 78m. The main issues were the effects on the character and appearance of the landscape and the visual amenity of residents in the area. The Inspector noted that the proposed turbine would be on the brow of a hill, and its hub and blades would be seen against the skyline. The Inspector therefore considered that the proposed turbine would be prominent and intrusive in views and would have a significant adverse effect on the character of the local landscape. The Inspector noted the effects on a number of nearby residential properties within 600m of the appeal site and found that one property in particular, at 280m away, would become an unattractive and unpleasant place to live. Overall, the Inspector held that the benefits of the proposal were not sufficient to outweigh the harms.</p>

South Tawton

PINs No.	APP/Q1153/A/13/2206524
Decision and date	Dismissed 15/08/14
Location	Land at Quarry, South Tawton, Okehampton, Devon, EX20 2RD
Inspector	Neil Pope
Appellant	Murex Energy Limited
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 67m. The main issues were the effects on the character and appearance of the area and the effect on heritage assets. The Inspector noted that the appeal site was 400m from the boundary of Dartmoor National Park and was within an area of attractive open countryside. The Inspector found that the proposed turbine would comprise a very conspicuous addition to the gently undulating landform, but that the effects of this would reduce with distance. It was noted that the most significant visual impacts would occur from high sensitivity receptors within the National Park, where the proposed turbine would greatly detract from the rural scene. The Inspector found that this would result in significant adverse visual impacts. With regard to the setting of heritage assets, the Inspector found that the proposal would mar the settings of a number of important listed buildings and diminish their significance. In carrying out the planning balance the Inspector found that the benefits were not capable of outweighing the harms identified.</p>

Bramshall

PINs No.	APP/B3410/A/13/2209799
Decision and date	Dismissed 18/08/14
Location	Land southwest of Spring Farm, Bramshall, Uttoxeter, Staffs, ST14 8SQ
Inspector	Alan Novitzky
Appellant	Hallmark Power Ltd
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 74m. The main issues were the effects on the character and appearance of the area, local ecology and living conditions of local residents. The Inspector noted that the proposed turbine would stand in quite a commanding position in the open landscape, making it a noticeable feature on the horizon. The Inspector found that the proposed turbine would have a substantially harmful effect on the character and quality of the landscape, as well as a visual effect. The Inspector noted that the appellant was willing to accept a Grampian condition requiring a bat survey to be carried out prior to installation of the turbine. With regards to the living conditions of local residents, the Inspector was satisfied that the noise impacts would be acceptable. Overall, the Inspector found that the harm to the character and appearance of the landscape was not capable of being outweighed by the benefits of the proposal.</p>

Barrel Law

PINs No.	PPA-140-2046
Decision and date	Dismissed 19/08/14
Location	Land south-west of Whitslade (Barrel Law), Selkirk, Scottish Borders
Inspector	Michael J P Cunliffe
Appellant	ABO Wind UK Limited
Determination process:	Written Representations
Summary of decision	Proposal for 8 turbines with a blade tip height of 125m. The main issues were the landscape and visual impacts, impacts on residential amenity and on aviation safety. The Reporter noted that the appeal site was within a large-scale landscape and that this was an attractive area, the landscape character of which he felt would be seriously damaged by the proposed turbines. The Reporter also found that the proposal would be a dominant and oppressive presence for a property 1.1km from the appeal site. The MOD objected due to the impact on RAF Spadeadam, as the Primary Surveillance Radar would have direct line of sight of all 8 turbines. The Reporter noted that RAF air traffic controllers have to manage situations with other wind farms, but that with each successive wind farm that affects radar, the controllers tasks becomes more complicated, reducing operational flexibility. The Reporter held that without an agreed mitigation solution, the proposal would significantly compromise the safe and effective use of the radar. The benefits of the proposal were not found to be sufficient to outweigh the harms.

Shortlanesend

PINs No.	APP/D0840/A/13/2205637
Decision and date	Dismissed 19/08/14
Location	Llama Land, Penare Farm, Shortlanesend, Truro, Cornwall, TR4 9DG
Inspector	Paul Jackson
Appellant	Mr Tom Tripp
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 77m. The main issue was the effect on the character of the landscape. The landscape around the appeal site consists of undulating farmland and wooded valleys. The Inspector noted that the impact from the proposed turbine would be in addition to that of the Solar scheme which already covers much of the hill adjacent to the appeal site. The Inspector considered that the preponderance of renewable energy infrastructure would substantially diminish the ability to appreciate the key characteristics of the landscape. St.Allen Church (Grade II*) is located 1.4km from the appeal site. The Inspector found that views of the proposed turbine would be heavily screened for most of the year and would only have a minor impact on the setting of the Church. In conclusion, the Inspector found that the benefits of the proposal were not capable of outweighing the cumulative harm to the landscape.

Llanfyrnach

PINs No.	APP/N6845/A/14/2214526
Decision and date	Dismissed 20/08/14
Location	Trefawr Farm, Llanfyrnach, Pembrokeshire, SA35 0DQ
Inspector	Sian Worden
Appellant	Cwm Arian Renewable Energy
Determination process:	Written Representations
Summary of decision	Proposal for two turbines with a blade tip height of 77m. The main issue was the effect on the character and appearance of the area. The Inspector noted that the proposed turbines would stand near the top of a fairly steep slope facing towards Llanfyrnach. The Inspector found that the proposed turbines would be clearly visible from nearby villages, where they would be prominent against the skyline. The Inspector also found that the proposed turbines would be visible from the Pembrokeshire Coast National Park 5.5km from the appeal site. Cumulatively, the Inspector considered that the proposed turbines, together with existing and permitted turbines, would erode the areas of the landscape currently unaffected by turbines, although this would not result in the landscape becoming a landscape where turbines were the defining characteristic. The benefits of the proposal were not found to be sufficient to outweigh the harm.

Glenmorie

PINs No.	Glenmorie
Decision and date	Refused 21/08/14
Location	Glenmorie wind powered electricity generating station, 10km south-west of Bonar Bridge
Inspector	Scottish Ministers
Appellant	Glenmorie Wind Farm LLP
Determination process:	Inquiry
Summary of decision	Proposal under S.36 of the Electricity Act 1989 for up to 34 turbines with a blade tip height of 125m. Scottish Ministers found that the proposal would have a significant detrimental impact on the wildness qualities of the adjacent Search Area for Wild Land, as well as visual impacts both individually and cumulatively on upland locations. The benefits of the proposal were not deemed to be sufficient to outweigh the harm to the landscape.

Rathillet

PINs No.	PPA-250-2194
Decision and date	Allowed 20/08/14
Location	Lochmalony Farm, Rathillet, Cupar, KY15 4QF
Inspector	Mike Croft
Appellant	Greentricity Ltd
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 67m. The main issues were the landscape and visual effects and the impact on the living conditions of neighbouring residents. The appeal site lies within a farmland landscape of rolling hills. The Reporter considered that the proposed turbine would not impact on the village of Kilmany's landscape setting to the extent feared by the Council due to the tree cover, which the Reporter found to provide a strong filtering element. With regards to cumulative impacts, the Reporter found that due to the nature of the landscape, joint views of the proposed turbine with existing turbines would only be possible from distant points. Wind turbines would not therefore become the defining feature of the landscape. The Reporter considered the effect on the closest dwellings (700-800m from the appeal site) and found that the impact of the proposed turbine would not be overbearing on the residents of those dwellings. The Reporter held that there were no material considerations which would justify refusing planning permission.

Goodleigh

PINs No.	APP/X1118/A/13/2209622
Decision and date	Dismissed 21/08/14
Location	Dean Farm, Goodleigh, Barnstaple, Devon, EX32 7NX
Inspector	J M Trask
Appellant	Fine Energy Ltd
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 36m. The main issues were the effects on the character and appearance of the area and the effect on the living conditions of nearby residents. The appeal site lies within an Area of Great Landscape Value, but close to the edge of the area. The Inspector noted that the proposed turbine would introduce a prominent and incongruous addition to the skyline that would be unrelated to any building. The Inspector also noted that there were larger wind turbines further afield and many of these could be seen in same view as the proposed turbine, resulting in a cumulative adverse effect. The Inspector considered the impact on the living conditions of nearby residents and found that there would be limited screening. However, the Inspector held that the proposed turbine would not dominate the outlook to such an extent that the properties would become unattractive places to live. Overall, the benefits of proposal were not considered capable of outweighing the harm.</p>

New Mills

PINs No.	APP/D0840/A/14/2211049
Decision and date	Dismissed 21/08/14
Location	Fentonladock Farm, New Mills, Ladock, Cornwall, TR2 4NH
Inspector	Paul Jackson
Appellant	Green Trust CIC
Determination process:	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 77m. The main issues were the effects on the landscape character and visual amenity of the area. The proposed turbine would be located on a spur of plateau land. The Inspector found that due to its location, the proposed turbine would result in a significant cumulative impact, as there are already a number of conspicuous wind energy developments in the area that have a strong influence on the landscape character. The Inspector found that the height and location of the proposed turbine, in combination with other schemes, would be a step change in relation to the effect on visual amenity. The Inspector also considered that there would be an unacceptable adverse impact on the outlook from New Mills Farm and a separately occupied annex 450m from the proposed turbine. The Inspector concluded that the benefits of the proposal were not sufficient to outweigh the harms.</p>

Sardis

PINs No.	APP/N6845/A/14/2216249
Decision and date	Allowed 21/08/14
Location	Nash Mountain Farm, Sardis, Haverfordwest, SA62 4NS
Inspector	Kay Sheffield
Appellant	Mrs Julie Ayres
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 34m. The main issues were the effects on the character of the landscape, in particular the Pembrokeshire Coast National Park. The appeal site lies 1.25km from the boundary of the National Park. The Inspector found that although the proposed turbine would be visible in the landscape, the degree would vary due to distance from the appeal site and screening provided by topography, vegetation and buildings. The Inspector held that the proposed turbine would not have an adverse effect on the National Park due to the separation distance and screening. The Inspector considered that the separation distance between the proposed turbine and existing and consented turbines would be sufficient to ensure that there would not be a cumulative adverse effect on the character of the landscape. Overall, the benefits of the proposal were found to outweigh the limited harms.

Rothienorman

PINs No.	PPA-110-2213
Decision and date	Allowed 22/08/14
Location	Land at Mains of Meadaple, Rothienorman, Inverurie, AB51 8UH
Inspector	David Liddell
Appellant	Mr A Reid
Determination process:	Written Representations
Summary of decision	Proposal for three single turbines (there were three separate planning applications despite the fact they are intended to be a cluster) all with a blade tip height of 80m. The main issues were the landscape and visual impacts and the impacts on residential amenity. The appeal site sits within a relatively broad, rounded group of hills. The Reporter considered that each of the proposed turbines could be accommodated in this location without significant harm to the overall landscape character. The Reporter noted that he felt that the appellant's appeal statement downplayed the significance of the visual impacts. But nonetheless he found that the visual impacts would not be significantly harmful. The Reporter held that there would be adverse cumulative impacts, but not to the extent that the proposals would be considered contrary to the development plan. The closest residential properties to the proposals are 500-600m away. The Reporter found that there would be some loss of amenity at these properties, but that it would not lead to a significant impact. Overall, the Reporter held that the proposals accorded with the development plan and that no material considerations would justify the refusal of planning permissions.

Lightwood

PINs No.	APP/L3245/A/14/2218229
Decision and date	Allowed 22/08/14
Location	Land north of Sydnall Farm, Lightwood, Shropshire, WV16 6UN
Inspector	Mr A Thickett
Appellant	Hallmark Power Ltd
Determination process:	Written Representations
Summary of decision	Proposal for two turbines with a blade tip height of 45m. The main issue was the effect on the character and appearance of the area. The appeal site lies within open countryside in an undulating landscape characterised by fields bounded by hedges and interspersed with tall trees. The Inspector noted that the undulating nature of the landscape would limit the views of the proposed turbines. The Inspector agreed with the LVIA which stated that the proposed turbines would respect the scale and composition of the landscape. The Inspector found that the benefits of the proposal outweighed the limited harms.

Old Brickyard Plantation

PINs No.	APP/D2510/A/13/2205773
Decision and date	Dismissed 22/08/14
Location	Land to the east of Old Brickyard Plantation, Mawthorpe, Lincs, LN13 9LY
Inspector	Paul Jackson
Appellant	Mawthorpe Farms Ltd
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 67m. The main issues were the effects on the landscape character and visual amenity of the area and the setting of heritage assets. The Inspector considered that the proposed turbine would be a defining feature of the immediate area, so much so that there would be a significant adverse effect on the landscape character of the southern end of the landscape character area. The Inspector found that the proposed turbine would affect qualities of the Lincolnshire Wolds AONB. The Inspector considered the effect on a number of heritage assets including Well Vale Hall Grade II* and its Grade II Registered Park and Garden (1.7km from the appeal site) and the Grade I listed Parish Church of St Margaret (2.1km from the appeal site). The Inspector found that there would be harm to both the Church and Well Vale Hall, but that this amounted to less than substantial harm. The benefits of the proposal were not found to outweigh the harms.

Lower Botany Bay Farm

PINs No.	APP/D0515/A/13/2195072
Decision and date	Allowed 22/08/14
Location	Lower Botany Bay Farm, Knights End Road, March PE15 0YL
Inspector	Paul Griffiths
Appellant	Ms Jane Ross
Determination process:	Hearing
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 102m. The main issues were the effects on the character and appearance the landscape; aviation safety and ornithology. The Inspector noted that there are already a number of wind energy developments in the landscape around the appeal site, with others consented. The Inspector also noted that the landscape is open and flat, it has a grand scale with extensive views. Although he felt that adding an additional turbine would accentuate the detrimental impact, the separation distances between the proposed turbine and existing turbines would be such to avoid any visual conflict. In terms of aviation safety, the operators of March Airfield had objected to the proposal. The Inspector noted that the airfield operators accepted that they would be able to manage around the proposed turbine, the Inspector therefore found that the proposed turbine would not limited the operation of the airfield to any significant degree. With regards to ornithology, the Inspector noted that neither Natural England nor RSPB and therefore found that the proposal would not have a significant impact on birds. The benefits of the proposal were found to outweigh the limited harm to the character of the landscape.</p>

Dredgman Hill

PINs No.	APP/N6845/A/13/2207293
Decision and date	Allowed 26/08/14
Location	Lawrence Landfill, Dredgman Hill, Haverfordwest, Pembrokeshire, SA62 3NX
Inspector	Sian Worden
Appellant	Wind Energy Direct
Determination process:	Written Representations
Summary of decision	<p>Proposal for two turbines with a blade tip height of 86.5m. The main issues were the effects on the character and appearance of the surrounding area, on heritage assets and nature conservation interests. The appeal site is located on a site which is mainly used for landfill. The nearest part of the Pembrokeshire Coast National Park is located 3.75km from the appeal site and the Inspector considered that given the small scale appearance of the proposed turbines at the distances viewed from the Park, they would not stretch development across the skyline. The Inspector was of the view that the nature, location, siting and scale of the proposed turbines would be compatible with the character of the site and surrounding area. The Inspector considered that the proposal would fail to protect the character and integrity of the Denant Rath SAM. The Inspector found that the hillfort would have been established in this location for its views, and the views from it would be adversely affected by the proposed turbines. In terms of nature conservation, the Inspector considered that conditions could be implemented to adequately mitigate effects of the proposal. Overall, the Inspector found that the benefits of the proposal were sufficient to outweigh the harms.</p>

Louth Canal

PINs No.	APP/D2510/A/13/2200887
Decision and date	Dismissed 28/08/14
Location	Land adjacent to Louth Canal, Fen Lane, near Tetney, Lincs
Inspector	Zoe Hill
Appellant	Partnership for Renewables Limited
Determination process:	Inquiry (Recovered by the Secretary of State)
Summary of decision	<p>Proposal for three turbines with a maximum blade tip height of 113.5m. The main issues were the effects on the character and appearance of the surrounding area, on heritage assets and on, living conditions of nearby occupiers. The Inspector found that the proposed turbines would result in a localised and limited harm to the character and appearance of the landscape. The proposal would not create a wind farm landscape and the Inspector considered that although the proposal would have some effect on the nearby Lincolnshire Wolds AONB, it would not be significant. With regards to Thoresby Warehouse (Grade II) the Inspector noted that the Warehouse was a way marker of the canal route and that this added to the importance of protecting the building. The Inspector found that the proposed turbines would affect the setting of Thoresby Warehouse, by detracting from the presence of the building. The harm was found to be less than substantial, but was required to be considered in the planning balance. With regard to the effect on nearby occupiers, the Inspector found that the impact on Eastfield Farm (being 660m away) would be an unacceptable dominant feature of everyday life for the occupier. The Inspector recommended that the appeal be dismissed as the benefits of the proposal were not considered to be sufficient to outweigh the harms. The Secretary of State agreed with the Inspector's recommendation.</p>