

WIND GENERATION APPEALS UPDATE

December 2014



Please find below a resume of decisions made between 3 November and 4 December 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@sqpirepb.com or direct dial 0113 284 7023.

Borgue

PINs No.	PPA-1700-2092
Decision and date	Allowed 03/11/14
Location	Standingstone Farm, Borgue, Gatehouse of Fleet, Castle Douglas, Dumfries and Galloway DG7 2DQ
Inspector	Frances M McChlery
Appellant	R & JA Armstrong
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 34.2m. The main issue was the landscape and visual impact. The Reporter noted that the proposed turbine would be a striking new feature in the landscape and that there would be a degree of change as a consequence. However, it was held that the proposed turbine would not be unacceptably out of proportion to the topography around it, nor would the landscape loss its character because of it. Overall, the Reporter concluded that there were no material considerations to justify refusal.

Turnberry

PINs No.	PPA-370-2041
Decision and date	Allowed 04/11/14
Location	Chapelton Farm, Turnberry, Girvan, KA26 9JU
Inspector	Dannie Onn
Appellant	Mr Hugh Wilson
Determination process:	Written Representations
Summary of decision	Proposal for three turbines with a blade tip height of 67m. The main issues were the landscape and visual impacts and the effects on heritage assets. The Reporter noted that the landscape in the vicinity of the site was relatively small scale, but was protected from longer views by the higher ridges to the north-west. For this reason, the Reporter found that only the upper parts of the proposed turbines would be visible and was found to result in an acceptable impact. Hallowshean Fort (SAM) is located 1km from the appeal site and is a well-preserved example of an iron-age-early historic fortification. The Reporter noted that the fort is located on a prominent and elevated ridge, from which the proposed turbines would clearly be seen. However, the Reporter found that as the proposed turbines would be set lower in the landscape, they would not dominate the fort. The Reporter concluded that there were no material considerations that justified the refusal of the permission.

Lask Edge

PINs No.	APP/B3438/A/14/2216593
Decision and date	Allowed 4/11/14
Location	The Bungalow, Lask Edge Farm, Lask Edge Road, Lask Edge, Leek, ST13 8QS
Inspector	Michael R Moffoot
Appellant	Mr and Mrs Scott
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 17.75m. The main issues were the effects on the openness of the Green Belt and the effect on the character and appearance of the area. The Inspector stated that the proposed turbine would constitute inappropriate development in the Green Belt and that it would clearly detract from the openness of the Green Belt, albeit to a modest degree. The Inspector found that the proposed turbine would be visible from a number of viewpoints. However, having regard to the size, height and scale of the proposed turbine the Inspector was of the view that it would not dominate such views. The Inspector held that the benefits of the proposal did constitute the very special circumstances required to overcome inappropriate development in the Green Belt.

Long Buckby

PINs No.	APP/Y2810/A/14/2213223
Decision and date	Dismissed 04/11/14
Location	Land to the south-east of Long Buckny, Northamptonshire
Inspector	Philip Major
Appellant	Mr Roger Ashby
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 surrounding rural area. The appeal site lies within a rolling landscape with substantial areas of tree cover. The landscape is also designated as a SLA. The Inspector considered that the proposed turbine would adversely affect the landscape up to a distance of 1km. The Inspector also found that the proposed turbine would mainly be in clear view (either wholly or partly) along much of the nearby public footpath. The Inspector considered that there would be harm, albeit less than substantial harm, to the setting of Great Brington Church (Grade I). The benefits of the proposal were not found to be sufficient to outweigh the harms identified.

Laxfield

PINs No.	APP/W3520/A/13/2210797
Decision and date	Dismissed 04/11/14
Location	Yew Tree Farm, Station Road, Laxfield IP13 8HG
Inspector	Ron Boyd
Appellant	Mr Harry Standley
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 on the character and appearance of the surrounding area. The Inspector noted that the appeal site was of open flat appearance and is crossed by a 132kV electric line, with other (smaller) turbines in the vicinity. The Inspector found that the proposed turbine would add to the cumulative landscape and visual impacts, appearing as a disparate addition to that existing clutter. It was held that this would result in an unacceptable cumulative impact. The benefits of the proposal were not found to be sufficient to outweigh the harm.

Ashwater

PINs No.	APP/W1145/A/14/2220508
Decision and date	Allowed 04/11/14
Location	Swingdon Farm, Ashwater, Beaworthy, Devon EX21 5DG
Inspector	Paul Jackson
Appellant	Swingdon Renewables Ltd
Determination process:	Hearing
Summary of decision	Proposal for a single turbine with a blade tip height of 55m. The main issues were the effects living conditions of nearby occupiers and on landscape character and visual amenity. The Inspector noted that the statistical likelihood of Amplitude Modulation occurring is very small (as well as being difficult to measure and therefore control). He found that as there was no evidence to suggest that AM would actually be emitted by the proposed turbine or heard at a nearby dwelling, there was nothing to indicate that this concern should be given a great deal of weight in assessing the overall noise impact. With regards to landscape and visual impacts, the Inspector found that the proposed turbine would only affect a small part of the landscape character. He also noted that there were limited number of footpaths and rights of way in the vicinity of the appeal site. Other matters including the impact on a nearby equine centre and tourism were considered by the Inspector in the planning balance. Overall, he concluded that the benefits of the proposal outweighed the harms.

Letterston

PINs No.	APP/N6845/A/14/2216124
Decision and date	Dismissed 05/11/14
Location	Llys-Y-Defaid, Letterston, Haverfordwest, Pembrokeshire SA62 5TP
Inspector	Iwan Lloyd
Appellant	Mr Ian Hunter
Determination process:	Hearing
Summary of decision	Proposal for two turbines with a blade tip height of 47.5m. The main issues were the impact of the proposal on the character and appearance of the surrounding area and on the setting of Pembrokeshire Coast National Park. The Inspector noted that the appeal site was relatively large and open fields, bounded by mature hedge banks. The Inspector considered that there was an absence of other vertical structures in the vicinity of the site and that the introduction of the proposed turbines would alter the character of the landscape, including views to and from the National Park. The Inspector felt that this would be a harmful and significant change in landscape character. The benefits of the proposal were not found to be capable of outweighing the harms.

Brynteg

PINs No.	APP/L6805/A/14/2220149
Decision and date	Allowed 06/11/14
Location	Land at Frigan Farm, Brynteg, LL78 7JF
Inspector	Emyr Jones
Appellant	Mr Robert Pritchard
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 27.05m. The main issue was the effect on the character and appearance of the surrounding rural area. The Inspector noted that in the immediate vicinity of the appeal site the landform was undulating, with blocks of woodland and roadside vegetation that would limit views of the turbine from public vantage points and dwellings. The Inspector considered that due to the size of the proposed turbine, it would not be unduly prominent and would be a very minor feature in the landscape. The benefits were found to outweigh the very limited harms.

Rassau Industrial Estate

PINs No.	APP/X6910/A/14/2219266
Decision and date	Dismissed 06/11/14
Location	Former Tech Board Site, Rassau Industrial Estate, Ebbw Vale
Inspector	A D Poulter
Appellant	Infinite Renewables Limited
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 safety. The proposed turbine would be sited within topple distance of a vacant factory building. The Inspector accepted that the risk of serious incident relating to the proposed turbine would be low, but stated that it could not be eliminated completely, noting that a fire or collapse of the turbine would have disastrous consequences, including potential risk to life. The Inspector found that this safety risk would be unacceptable and the benefits of the proposal were not capable of outweighing this harm.

Desford

PINs No.	APP/K420/A/13/2210010
Decision and date	Dismissed 06/11/14
Location	Forest View Farm, Peckleton Lane, Desford, Leicester, Leicestershire, LE9 9JU
Inspector	Ron Boyd
Appellant	Mr Roger Neep
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with blade tip height of 34.2m. The main issues were the effects on the character and appearance of the surrounding area and living conditions of the occupiers of neighbouring properties. The landscape is identified as being a gently rolling, arable landscape with a good network of footpaths. The Inspector noted that the proposed turbine alone would not represent a level of harm sufficient to warrant dismissal of the proposal in view of its likely benefits. However, cumulatively with two turbines 2km away and overhead power lines, the Inspector found that the proposed turbine would exacerbate the impact on those experiencing views of the area. The Inspector also considered there would be a significant cumulative visual impact which would be harmful in respect of outlook, to nearby residents (from 227m from the turbine). The Inspector held that the benefits of the proposal were not capable of outweighing the harms.

Cupar

PINs No.	PPA-250-2201
Decision and date	Allowed 07/11/14
Location	Clatto Farm, Cupar, Fife, KY15 7TG
Inspector	Douglas G Hope
Appellant	Mr Douglas Rennie
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 45.5m. The main issues were the landscape and visual impacts, the impacts on residential amenity and the effect on ecology. The Reporter noted that the turbine would be prominent in localised views, but that from the wider area the impact would be limited. With regards to cumulative effects, the Reporter found that the proposed turbine would not have a significant cumulative landscape or visual impact. Due to distance and intervening topography and trees, the Reporter considered that the impact on residential amenity would not be unacceptable. The Reporter also found that given the size of the proposed turbine and its siting, it would not have a significant detrimental effect on wildlife interests. The Reporter concluded that there were no material considerations that justify the refusal of the permission.

Llansannan

PINs No.	APP/T6905/A/14/2220218
Decision and date	Dismissed 10/11/14
Location	Cefn Groes Bach, Llansannan, Conwy, LL16 5LF
Inspector	Sian Worden
Appellant	Mr Gwilym Parry
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 character and appearance of the surrounding area, on the living conditions for nearby residents and highway safety. The Inspector considered that the introduction of a tall, man-made structure into an existing tranquil and pastoral landscape would be a significant change to the character of the area. With regards to shadow flicker and noise, the Inspector found that the proposed turbine would not have an unacceptable impact on residential amenity. With regards to highway safety, the Inspector was content with the Transport Management Plan that had been submitted during the appeal. Overall, the Inspector held that the harm to the character and appearance of the surrounding area was not capable of being outweighed by the benefits.

Draycott Cross

PINs No.	APP/B3438/S/14/2216211
Decision and date	Allowed 11/11/14
Location	Fields Farm, Draycott Cross, Cheadle, Stoke on Trent, ST10 2NT
Inspector	Kay Sheffield
Appellant	Mr David Seabridge
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 46.3m. The main issues were the effects on the openness of the Green Belt and on the landscape character and appearance of the area. The Inspector noted that the proposed turbine would be inappropriate development in the Green Belt and would reduce the openness of the Green Belt, albeit to a limited extent. The Inspector considered that the proposed turbine would be seen in the context of the built development of the farm complex, as well as the existing pylons and telegraph poles. It was therefore found that the turbine would not create an unduly dominant feature and would not harm the character of the wider landscape. The Inspector also found that the proposed turbine would not cause an unacceptable level of harm to visual amenity. The Inspector found that the benefits of the proposal were capable of amounting to the very special circumstances required to overcome inappropriate development in the Green Belt and the appeal was allowed.

Long Furlong

PINs No.	APP/Y2810/A/13/2203312
Decision and date	Dismissed 17/11/14
Location	Long Furlong, Catesby, Daventry, NN11 6LW
Inspector	Graham Dudley
Appellant	Alastair Haigh
Determination process:	Recovered by Secretary of State
Summary of decision	Proposal for a single turbine with a blade tip height of 45m. The main issues were the effects on heritage assets, character and appearance of the area, living conditions of nearby occupiers and bats. The Inspector found that due to proximity there would be harm to the Grade II Long Furlong Farmhouse. However, this was considered to be less than substantial harm as the proposed turbine was not found to significantly change the character of the overriding use of the farmland. The Inspector also reviewed the effect on the Fawsley Estate, with its listed buildings and Registered Park and Garden (Grade II*). It was noted that there would be no harm to the assets of the Estate as the proposed turbine would be generally well screened. The Inspector noted that the proposed turbine has been located to one side of a hill, to mask the views of it from a large proportion of the surrounding area. The effect being that the essential rural character and agricultural use of the countryside would be retained. With regards to the effect on living conditions of nearby occupiers, the Inspector found that due to the size of the proposed turbine and separation distances involved (600m for the closest third party property) it would not have a material impact. In relation to the issue on bats, the Inspector was satisfied that the amount of survey work done was proportionate to the proposal. The Inspector was of the view that the benefits outweighed the harms and recommended approval of the appeal. The Secretary of State placed more weight on the harm to Long Furlong Farmhouse and found that the benefits were not capable of outweighing the harms.

Brackenhurst College

PINs No.	APP/B3030/A/13/220841
Decision and date	Dismissed 19/11/14
Location	Land at Brackenhurst College, Brackenhurst Lane, Southwell, Nottinghamshire, NG25 0QF
Inspector	Paul Jackson
Appellant	Nottingham Trent University
Determination process:	Recovered by Secretary of State
Summary of decision	Proposal for two turbines with a blade tip height of 66.7m. The main issue was the effect on designated heritage assets. The Inspector considered that the proposed turbines would have a harmful effect on the setting and significance of Southwell Minster (Grade I) given the sensitivity of the Minster and the intrusive impact the proposed turbines would have on its setting. This was found to result in less than substantial harm. The Inspector also found that the turbines would be prominent on approach to Brackenhurst Hall (Grade II) from any direction due to their height and proximity. Again, this harm was also considered to be less than substantial harm. The Inspector held that the proposed turbines would seriously undermine the unspoilt setting of the Southwell Conservation Area. The Inspector also considered the effects on a number of other heritage assets, all which would suffer less than substantial harm. Overall, the Inspector held that the harms to heritage assets could not be outweighed by the benefits of the proposal. The Secretary of State agreed and dismissed the appeal.

Follifoot

PINs No.	APP/E2734/A/14/2224974
Decision and date	Dismissed 13/11/14
Location	Land to the South of Haggs Road, Follifoot, Harrogate, HG3 1EQ
Inspector	Anne Jordan
Appellant	Rudding Park Estates
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 34.5m. The main issues were whether the proposal would impact on the openness of the Green Belt and the effect on the visual amenity and landscape character of the area. The Inspector noted that the proposed turbine would be inappropriate development in the Green Belt and would erode the openness of the Green Belt. The Inspector found that given the proximity of the proposed turbine to two other single turbines (300m and 400m away) the visual harm of the development would be amplified. The benefits of the proposal were not considered to create the very special circumstances required to override the harm by reason of inappropriateness to the Green Belt.

Plas Newydd

PINs No.	APP/L6805/A/14/2221381
Decision and date	Allowed 13/11/14
Location	Plas Newydd, Rhosybol, Amlwch, LL68 9RF
Inspector	Sian Worden
Appellant	Mrs Hilda Owen
Determination process:	Written Representations
Summary of decision	Proposal for two turbines with a blade tip height of 27.1m. The main issue was the effect on the character and appearance of the surrounding area. The Inspector noted that the appeal site was within a rural setting with a generally open, agricultural character. The Inspector considered that the proposed turbines would be of modest scale and sympathetically sited. Therefore only making a minimal contribution to the cumulative effect of turbines in the locality, and would not have an unacceptable impact on the existing character of the landscape. The benefits of the proposal were found to lend weight to the Inspectors decision that there would no harm caused.

Wrightington

PINs No.	APP/P2365/A/14/2212590
Decision and date	Dismissed 13/11/14
Location	Land east of Wrights Covert, Toogood Lane, Wrightington, Lancashire
Inspector	S R G Baird
Appellant	Mr D Culshaw
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 90m. The main issues were the effects on the openness of the Green Belt, the effect on living conditions and the effect on the landscape and public visual harm. The Inspector considered that the proposed turbine would be a significant encroachment on the openness of the Green Belt. With regards to the effects on living conditions, the Inspector found that due to the separation distances involved (between 450m and 950m) the proposed turbine would not appear so unpleasant, overwhelming or oppressive as to render the properties unacceptable places to live. In terms of the effect on landscape and visual amenity the Inspector found that the proposed turbine would have an adverse effect, although it was noted that the harm would not be great. Overall, the Inspector found that the benefits of the proposal did not constitute the very special circumstances required to override harm by inappropriate development in the Green Belt.

Bradford Old Road

PINs No.	APP/A4710/A/14/2216433
Decision and date	Dismissed 13/11/14
Location	Land east of Bradford Old Road, Halifax, West Yorkshire, HX3 6UQ
Inspector	Michael R Moffoott
Appellant	Mr Len Greenwood
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 openness of the Green Belt, the effect on the character and appearance of the area and the effect on the safety of horses and riders. The Inspector noted that the proposal would constitute inappropriate development in the Green Belt and would diminish the openness of the Green Belt. The Inspector found that the landscape lacked vertical elements, with the exception of one line of turbines. The site lies within a SLA where development which would adversely affect landscape quality is not to be permitted. The Inspector was of the view that the proposed turbine would severely detract from the intrinsic character and beauty of the landscape, thereby resulting in significant harm to the character and appearance of the SLA. The Inspector also found that the distance of 50m between the proposed turbine and the bridleway was not sufficient as this could result in shadow flicker (together with the turbine suddenly emerging when coming around the bend in the bridleway) and could spook horses. Overall, the Inspector concluded that the benefits were not capable of amounting to the very special circumstances required to override harm to the Green Belt by reason of inappropriateness.

Campbeltown

PINs No.	PPA-130-2046
Decision and date	Allowed 18/11/14
Location	Land north west of Auchenhoan Cottage, Campbeltown, Kintyre, PA28 6RE
Inspector	David Buylla
Appellant	Mrs Mary Turner
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 40.5m. The main issues were the landscape and visual impacts. The Reporter noted that topography surrounding the appeal site could help to screen it in views and considered that from locations where the proposed turbine would be visible, it would be in scale with the surrounding fields and hills. With regards to visual effect, the Reporter considered that this would be minimal as the proposed turbine would be a very minor element of the view, which is dominated by the expanse of water forming Kildalloig Bay. The Reporter concluded that the proposal would accord with the development plan and that no material considerations existed that would justify refusal of the appeal.

Lane Mill Farm

PINs No.	APP/W1145/A/14/2211052
Decision and date	Allowed 19/11/14
Location	Lane Mill Farm, Woolsery, Biedford, EX39 5PZ
Inspector	J M Trask
Appellant	Hallmark Power Ltd
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 34.5m. The main issue was the effect on the character and appearance of the surrounding area. The Inspector noted that although the proposed turbine would be an unusual feature, it would be in accordance with the landscape strategy for the area. It was also found that although the proposed turbine would be a prominent addition to the area, it would not significantly affect most of the key qualities of the landscape. The Inspector held that the benefits of the proposal were capable of outweighing the very limited harms.

Abbeytown

PINs No.	APP/G0908/A/14/2215537
Decision and date	Dismissed 21/11/14
Location	Land adjacent to Kelsick House Farm, Abbeytown, Wigton, CA7 4TL
Inspector	Michael R Moffoot
Appellant	Mr Malcolm Dockery
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 86.5m. The main issues were the effects on the character and appearance of the surrounding area and on the living conditions of residents in the locality. The site lies near to the Solway Coast AONB. The Inspector considered that the proposed turbine would be a prominent structure from a number of viewpoints in the prominently rural setting. The Inspector found that the prominence of the proposed turbine would result in it becoming visually intrusive and severely harmful to the character and appearance of the landscape. The Inspector also found that the cumulative impacts on the landscape were unacceptable as the proposed turbine would be seen in conjunction with 4 wind farms. The Inspector noted that the harm to the AONB itself would be relatively limited due to the separation distances involved. In terms of the effects on living conditions, the Inspector noted that the proposed turbine would be 750m-1km from the nearest dwellings and therefore the presence of the proposed turbine would not be so dominant as to be significantly overbearing, due to the separation distances involved. The benefits of the proposed were not found to outweigh the harm to the landscape.

Llanwern

PINs No.	APP/G6935/A/14/2219099
Decision and date	Dismissed 21/11/14
Location	Land at Hazel Farm, Llanwern, Newport
Inspector	Clive Nield
Appellant	Mr C Dartnell
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of approx. 77m. The main issues were the effects on the character and appearance of the area and the effects on the setting and significance of heritage assets. The Inspector found that the proposed turbine would be seen as a substantial vertical feature, out of character with most of its surroundings, being an alien feature due to its height and scale. The Inspector was of the view that the proposed turbine would be unacceptably harmful to the character and appearance of the area. The Inspector found that the proposed turbine would have an unacceptable harm to the setting of Langstone Village Church (Grade II) due to the short separation distance between the two. The Inspector also considered that there would be harm to the setting of Langstone Motte and Bailey Castle (SAM) and Llanwern Registered Park and Garden. Overall, the Inspector was of the opinion that the benefits of the proposal were not capable of outweighing the harms.

Brayford

PINs No.	APP/X1118/A/14/2212010
Decision and date	Dismissed 24/11/14
Location	Land east of Barnacott Farm, Brayford, Barnstaple EX32 7LL
Inspector	Iwan Lloyd
Appellant	Mr S Gubb
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 effects on the setting and significance of heritage assets. The Inspector was of the view that the proposed turbine would break the skyline at several important and highly sensitive viewpoints. Being 3km from the Exmoor National Park, the Inspector also considered that the proposed turbine would affect the setting of the National Park. With regard to the effect on heritage assets, the Inspector noted that there had been no assessment on the impacts. In the absence of such an assessment the Inspector held that he was unable to make an informed judgement on this issue. The benefits were not considered to be capable of outweighing the harms.

Gulval

PINs No.	APP/D0840/A/14/2214438
Decision and date	Dismissed 25/11/14
Location	Rosemorran Farm, Guval, Penzance, Cornwall, TR20 8YS
Inspector	John Wilde
Appellant	Mr Gavin Rodda
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 effects on the setting and significance of heritage assets. The appeal site lies within an AONB. The Inspector noted that the appeal site lies 70m from a public right of way. The Inspector found that the proposed turbine would have a significant adverse effect on the landscape from a large number of the viewpoints. The Inspector also considered that there would be less than substantial harm to a SAM and listed building, but that this needed to be considered in the planning balance. In taking all matters into account, the Inspector held that the benefits of the proposal were not sufficient to outweigh the harms to the landscape and heritage assets.

Heath Hill Road

PINs No.	APP/A4710/A/14/2215602
Decision and date	Dismissed 26/11/14
Location	Land east of Oldfield Farm, Heath Hill Road, Halifax, HX2 7SY
Inspector	B Hellier
Appellant	Mr G Mallinson
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 34.5m. The main issues were the effects on the openness of the Green Belt and the effect on the landscape character and visual amenity. The Inspector considered that the proposed turbine would result in a modest loss of openness of the Green Belt, due to the turbine size and location. Given the siting of the proposed turbine at 330m AOD, the Inspector found that it would be visible as a prominent feature from a wide area and would be dominant in local views. In terms of visual impact, the Inspector noted that the proposed turbine would be particularly intrusive from footpaths and bridleway network. The Inspector concluded that the benefits of the proposal did not amount to the very special circumstances required to override inappropriate development in the Green Belt. This, together with the harms identified resulted in the appeal being dismissed.

Molesworth

PINs No.	APP/H0520/A/13/2197548
Decision and date	Dismissed 3/12/12
Location	Land to the north of A14 trunk road and village of Bythorn and north east of Molesworth Village, Cambridgeshire
Inspector	R P E Mellor (Recovered by the Secretary of State)
Appellant	RWE Innogy UK
Determination process:	Inquiry
Summary of decision	Proposal for six turbines with a blade tip height of 126m. The main issues were the effects on landscape character and visual impact, the effect on heritage assets, the effect on birds and on the living conditions of residents. The Inspector found that the proposed turbines would have a significant adverse landscape effect, creating a new area of windfarm landscape and dominating the setting of Bythorn. The Inspector also found that the scheme would cause significant harm to the visual amenity of recreational users of public rights of way, as well as to nearby residents. With regard to the effects on heritage assets, the Inspector noted that there would be just less than substantial harm to the setting of Bythorn Church and Scotts Farmhouse, as well as lesser harm to Keystone Church and other listed buildings within the Bythorn Conservation Area. However, the Inspector considered that if he issued a split decision and three turbines were dismissed and 3 turbines allowed, there would be a significantly reduced impact on the heritage assets. The effect on birds was found to be capable of being mitigated by measure secured by condition. With regards to noise, the Inspector found that the turbines would not result in unacceptable harm to residential amenity. Overall, the Inspector recommended that a split decision be granted, and that 3 turbines be allowed as the benefits of the 3 turbines would outweigh the harms caused. However, the Secretary of State disagreed and dismissed the whole appeal.

Callybarrett Farm

PINs No.	APP/D0840/A/14/2217946
Decision and date	Allowed 4/12/14
Location	Callybarrett Farm, Bodmin, Cornwall, PL31 2AZ
Inspector	John Wilde
Appellant	Mr Richard Matthews
Determination process:	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 45m. The main issues were the effects on the character and appearance of the area. The site lies within the Camel and Allen Valley Area of Great Landscape Value. The Inspector noted that there were two nearby radio masts (400m from the appeal site) and other wind turbines were visible from the site. The Inspector noted that given the topography, the relatively remote location and small size of the turbine it would not be seen as a prominent or unacceptably harmful feature in the landscape. In terms of cumulative impacts, the Inspector found that there would not be a significant degree of harm to the landscape. The appeal was therefore allowed