

WIND GENERATION APPEALS UPDATE

August 2015



Please find below a resume of decisions made between 1 July 2015 to 7 August 2015.

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@squirepb.com or direct dial 0113 284 7023.

Former Tech Board Site

PINs No.	APP/X6910/A/14/2219266
Decision and date	Allowed 07/07/15
Location	Former Tech Board Site, Rassau Industrial Estate, Ebbw Vale, Blaenau Gwent, NP23 5SD
Inspector	Vicki Hirst
Appellant	Infinite Renewals Limited
LPA	Blaenau Gwent County Borough Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 77m. The main issue was the effect upon the character and visual amenity of the area. The Inspector found that the full extent of the turbine would only be visible from within the industrial estate in which it is situated and consequently would detract little from the character and appearance of the urban, industrial area. Due to the relative height of industrial features in the area, the Inspector found that the turbine would not cause significant harm to visual amenity. In conclusion, the Inspector found the proposal to be acceptable.

Land to the south-east of Ainstable

PINs No.	APP/HO928/A/14/2228402
Decision and date	Dismissed 07/07/15
Location	Land to the south-east of Ainstable, Penrith, Cumbria
Inspector	Richard McCoy
Appellant	Mr Russell Bowman
LPA	Eden District Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 77m. The main issues were effect on landscape character and visual impact and effect on heritage assets. The Inspector found that although of varying impact from distance, the proposed turbine would be a conspicuous feature in the local landscape particularly visible from Ainstable and the nearby roads, footpaths and railway station. It was further found that the turbine would exert a visual dominance over heritage assets in the area having adverse effects on their significance. The Inspector concluded that the appeal should be dismissed.

Park Farm

PINs No.	APP/C2708/W/14/3001298
Decision and date	Dismissed 07/07/15
Location	Park Farm, Park Lane, Cowling, Keighley, West Yorkshire, BD22 0NH
Inspector	B Hellier
Appellant	DC21 Ltd
LPA	Craven District Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 49m. The main issue was the effect on the character and appearance of the area. The Inspector found that, the turbine would appear as an incongruous structure on the skyline, particularly noticeable from Well Head Farm, Park Lane and Intake Farm and from great distance surrounding the area. The Inspector found that the harm to the visual amenity and landscape character of the area outweighed the benefits associated with renewable energy production.

Manor Farm

PINs No.	APP/F2415/A/14/2215086
Decision and date	Dismissed 07/07/15
Location	Manor Farm, Lutterworth Road, Arnesby, Leicestershire
Inspector	Richard McCoy
Appellant	JF and SC Briggs
LPA	Harborough District Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 45m. The main issues were: effect on the landscape character and visual impact of the surrounding area; effect on heritage assets; and effect on the safety of users of the adjacent public right of way. The Inspector found that although longer range views of the turbine would have minimal impact, from close range the turbine would appear as a prominent and alien feature against the skyline. It was further found that the proposal would impact upon Arnesby Windmill. The Inspector noted that the proposed turbine would have no impact upon rights of way. In conclusion the Inspector found that the benefits of renewable energy production were insufficient to outweigh the harm identified above.

Land associated with Westwood Farm

PINs No.	APP/R1038/A/14/2228756
Decision and date	Dismissed 07/07/15
Location	Land associated with Westwood Farm, Robriding Road, Ashover, S45 0JA
Inspector	P J Asquith
Appellant	Mr John Parsons
LPA	North East Derbyshire District Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 34.5m. The main issues included the effect on appearance and character of the area and impact on living conditions of residents. The Inspector found that the proposed turbine would appear isolated and unrelated to its surroundings. It was further found that noise from the proposed turbine could impact upon residents' living conditions. In conclusion and as a result of the above reasons the Inspector did not find the appeal to be acceptable.

Gallops Farm

PINs No.	APP/F2415/A/13/2207897
Decision and date	Dismissed 07/07/15
Location	Gallops Farm, Leicester Road, Arnesby, Leicester
Inspector	Richard McCoy
Appellant	JM and JM Pierce and Environmental Energies Ltd
LPA	Harborough District Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 77m. The main issues were the effect on landscape character and visual impact and the effect on nearby heritage assets. The Inspector found that despite mitigation by buildings and vegetation from views over 3km, in the local landscape the proposed turbine would be a conspicuous and alien feature. Views from Arnesby, Peatling Magna, Kilby and from local roads and bridleways would all be compromised. The proposed turbine would also have varying impact upon heritage assets in the area, exerting a strong physical dominance over some, with only peripheral effect over others. Consequently, on balance of the advantages of renewable energy production against the issues raised above, the Inspector concluded that the appeal should be dismissed.

Land on Fiddler Hill

PINs No.	APP/C2708/A/13/2227190
Decision and date	Dismissed 07/07/15
Location	Land on Fiddler Hill, Stockshott Lane, Cononley, Keighley, BD20
Inspector	Richard Clegg
Appellant	DC21 Group
LPA	Craven District Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 46.3m. The main issue is the effect on the character and appearance of the landscape. The Inspector found that the proposed turbine would be particularly obtrusive when seen from the Aire valley due to the site's elevated position; this would have a serious effect on visual amenity. It was further found that this would detract from the setting of the heritage assets in the area, specifically Cononley Lead Mine. In conclusion, it was found that the harm caused by the proposal would not be outweighed by the benefits which it would bring.

Sandyforth Farm

PINs No.	APP/C2708/W/15/3003692
Decision and date	Dismissed 07/07/15
Location	Sandyforth Farm, Cowling, Keighley, West Yorkshire, BD22 0NB
Inspector	B Hellier
Appellant	DC21 Ltd
LPA	Craven District Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a maximum blade tip height of 49m. The main issue was whether the benefits of renewable energy are outweighed by any harm caused to the landscape. The Inspector found that despite its classification as a small turbine, it would sit uncomfortably against the skyline, uncharacteristic of the area and dissimilar to the domestic scale of nearby buildings. The Inspector considered that in terms of cumulative effects the proposal would add to an unsettling dominance of turbines in the area. The visual impact of the proposed turbine would be evident from a lot of local viewpoints, notably including Cowling, local properties, and the Pennine Bridleway and Pendle Way. In conclusion, the harm identified to the landscape above led the Inspector to dismiss the appeal.</p>

Tow Top Farm

PINs No.	APP/C2708/A/14/2221773
Decision and date	Dismissed 07/07/15
Location	Tow Top Farm, Cononley, Keighley, BD20 8HY
Inspector	Michael Moffoot
Appellant	Mr Charles Aston (DC21 Group)
LPA	Craven District Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a maximum blade tip height of 46.3m. The main issue was the effect on the character of the landscape and visual quality of the surrounding area (including the cumulative impact). The Inspector found that while the impact of the turbine on the landscape character and visual amenity would be relatively localised, it would be significant due to the open moorland surrounding the appeal site. The Inspector further found that along with other wind energy developments, despite being scattered over a wide area, cumulatively they would provoke a perception of wind energy 'clutter' in the landscape. The Inspector did find that the turbine would be detrimental to the setting of some local conservation areas and heritage assets. In conclusion the Inspector considered that the proposal would cause harm of a magnitude which would significantly outweigh the benefits.</p>

Reathwaite

PINs No.	APP/G0908/A/14/2229353
Decision and date	Dismissed 08/07/15
Location	Reathwaite, Westward, Wigton, Cumbria, CA7 8DN
Inspector	Brian Cook
Appellant	Mr W Pigg
LPA	Allerdale Borough Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 45m. The main issue was the effect upon the character and appearance of the landscape. The Inspector found that the proposed turbine would appear differently to the slender, open structure of the nearby communication mast due to its bulky structure and turning blades. Accordingly the proposed turbine would appear an uncharacteristic feature in the landscape. It was further found that the turbine would significantly impact the views from properties in Rosley and Causa Court. In conclusion, the Inspector found that the modest benefit did not outweigh the harm the proposal would cause.

Midtown Farm

PINs No.	APP/E0915/A/14/2228445
Decision and date	Dismissed 08/07/15
Location	Midtown Farm, Great Orton, Carlisle, Cumbria, CA5 6NA
Inspector	S R G Baird
Appellant	Mr J Mulholland
LPA	Carlisle City Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine. The main issues were the cumulative landscape and visual effects and effect on biodiversity. The Inspector found that, the proposal would have a significant adverse impact on public views due to its sited separation from the Great Orton Wind Farm which dominates the immediate surroundings. Next to which the proposal would appear out of order and place. Although it had been suggested that the proposed turbine would impact on local biodiversity, the Inspector did not find this to be the case. The weight attached to the benefits of renewable energy production did not in this case outweigh the visual impacts and conflict with Local Plan policy.

Land at Mynydd Brombil

PINs No.	APP/Y6930/A/14/2226525
Decision and date	Allowed 08/07/15
Location	Land at Mynydd Brombil, Brombil Farm, Margam, Port Talbot, SA13 2SR
Inspector	Aiden McCooley
Appellant	REG Windpower
LPA	Neath Port Talbot County Borough Council
Procedure	Written Representations
Summary of decision	Proposal for four turbines with a maximum blade tip height of 100m. The main issues were visual impact on landscape character and appearance of the area and effect on heritage assets. The Inspector found that the impact of the proposed turbines on the landscape character would be mitigated by their backdrop against the hillside. However, the Inspector considered that the proposal would have a significant adverse visual impact when viewed from Margam, Goytre and Pen-y-Cae. It was further found that the existing farming activities, steel works and M4 mitigated the impact of the proposal would have on the Ergyd Isaf Round Barrows. The Inspector found the proposal to have little impact upon the Mynydd Margam Historic Landscape Area or the listed buildings within the Margam Country Park. In conclusion, the Inspector found that the proposal should succeed because on balance the degree of harm that would be caused would be justified by the benefits of the scheme in terms of renewable energy production.

Raisgill Hall

PINs No.	APP/HO928/A/14/2223447
Decision and date	Dismissed 08/07/15
Location	Raisgill Hall, Tebay, Penrith, Cumbria, CA10 3UB
Inspector	Richard McCoy
Appellant	Mr Steven Dunning
LPA	Eden District Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 67m. The main issues included effect on landscape character and visual amenity and effect on heritage assets in the area. The Inspector found that despite views from 5km and beyond being intermittent due to topography, vegetation and buildings in the area, the local impact of the proposal would be significant. It was found that the proposal would be a striking addition to its surroundings, at odds with the remote and tranquil, rural character of the landscape. It was further found that the proposal would take away from the significance of some of the heritage assets in the area, having an adverse effect on their significance. Overall, the Inspector considered that in light of the facts of the case the appeal should be dismissed.

Land north of Waterflosh

PINs No.	APP/G0908/W/14/3000998
Decision and date	Dismissed 08/07/15
Location	Land north of Waterflosh, Aikton, Wigton, Cumbria, CA7 0JL
Inspector	Michael Moffoot
Appellant	Hallmark Power Ltd
LPA	Allerdale Borough Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 77m. The main issues included the effect on character and visual quality of the area and effect on living conditions of residents near to the appeal site. The Inspector found that the proposal would represent a substantial and discordant skyline feature at odds with the openness of the area. The turbine would be a significant feature from a number of viewpoints including nearby roads and Little Brampton and would appear an isolated feature in the landscape without any appreciable visual association. The Inspector expressed some concerns regarding the cumulative impact of the proposal with other turbines in the area. Furthermore, it was considered that the turbine would seriously impose on the outlook of residents from their properties in the surrounding area including Lanshaw House, Lanshaw Cottage and Laverickstone Farm. Balancing the benefits of renewable energy production against the harms caused by the turbine, the appeal was dismissed.

Tregonan Farm

PINs No.	APP/D0840/A/14/2222200
Decision and date	Dismissed 08/07/15
Location	Tregonan Farm, Tregony, Truro, TR2 5SN
Inspector	Jessica Graham
Appellant	Mr John Collins
LPA	Cornwall Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 79m. The main issues were effects upon character, appearance and ecology of the area. The Inspector found that the proposed turbine would be at odds with the small scale and intimate character of its surroundings. Furthermore, the Inspector considered that the proposed turbine would be viewed as an imposing and unduly dominant feature in the landscape from viewpoints in the local area and further afield. However, in conclusion, in balancing the benefits of renewable energy production against the harms the turbine would cause, the Inspector found that the appeal should be dismissed.

Barcloy Hill

PINs No.	PPA-170-2099
Decision and date	Dismissed 09/07/15
Location	Barcloy Hill, Kirkudbright
Inspector	Karen Heywood
Appellant	RES UK & Ireland
LPA	Dumfries and Galloway
Procedure	Written Representations
Summary of decision	Proposal for five turbines with a maximum blade tip height of 115m. The main issues were the landscape and visual impacts. The Reporter noted that both SNH and the LPA were concerned that the proposed turbines would be over-dominant in relation to Barcloy Ridge. The Reporter shared this concern noting that the over-dominant nature of the turbines would also be evident from further afield. The Reporter also considered that there would be a significant adverse effect on the landscape character of the RSA. In concluding the Reporter held that there were no material considerations that would justify granting planning permission.

Foxhill Farm

PINs No.	APP/X1118/A/14/2217864
Decision and date	Dismissed 10/07/15
Location	Foxhill Farm, West Down, Ilfracombe, Devon EX34 8NF
Inspector	Martin Pike
Appellant	Mr J Hookway
LPA	North Devon District Council
Procedure	Written Representations
Summary of decision	Proposal for two wind turbines with a blade tip height of 46m. The main issues were landscape impacts and the effect on the setting of nearby listed buildings. The proposed turbines would cause significant visual harm to the Church of Holy Trinity, moderate harm to the Manor House and limited harm to three listed buildings of Town Estate, amounting to less than substantial harm. Overall the Inspector found the harmful visual impacts of the proposed developments on heritage sites and listed buildings to outweigh the benefits of the turbines.

Beara Farm

PINs No.	APP/X1118/A/14/2222957
Decision and date	Dismissed 10/07/15
Location	Beara Farm, Chulmleigh, Devon EX18 7DU
Inspector	Martin Pike
Appellant	Mr Mark Eastwood
LPA	North Devon District Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 46m. The main issues were the landscape and character impacts on the area and on the settings of designated heritage assets. The Inspector weighed the effect on national heritage settings surrounding the proposed area to be ‘significant’ when balanced with the benefits of the proposal. Nevertheless, the Inspector deemed it impossible to reach a sound conclusion on the potential impact of the turbine on the surrounding area as the LVIA was submitted with frequent inconsistencies, specifically in the visual representation of the turbine. Overall, the Inspector dismissed the appeal on the basis that the discrepancies in documentation prevented sufficient evaluation of the visual effect of the turbine on the surround area, leaving room for cumulative harm that may be contrary to national policy.</p>

Land at Worlabby Carrs

PINs No.	APP/Y2003/A/14/2220678
Decision and date	Dismissed 10/07/15
Location	Land at Worlabby Carrs, Off Elsham Road, Worlabby, North Lincolnshire
Inspector	Michael Moffoot
Appellant	Mr Brant Clayton
LPA	North Lincolnshire Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 51m. The main issues were the effect of the proposed turbine on the character and appearance of the area. Harm to the character and appearance of the area would be most significant within a radius of 2km across open countryside from the lanes to west of Worlabby and Bonby and from the public footpath skirting the wood below Elsham Hill and Washdyke Lane. Despite the economic and environmental value the proposed turbine holds, the Inspector weighed the negative visual impact of the turbine to significantly and demonstrably outweigh the benefits of the scheme.</p>

West House Farm

PINs No.	APP/G0908/W14W3001062
Decision and date	Dismissed 10/07/15
Location	West House Farm, Pelutho, Silloth, Wigton, Cumbria CA7 4LT
Inspector	Michael Moffoot
Appellant	Mr Colin Winter
LPA	Allerdale Borough Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 24.6m. The main issues were the effect on living conditions and the character and visual quality of the surrounding area which is set within the Solway Coast Area of Outstanding Natural Beauty (AONB). The Inspector noted that small turbines have rapidly moving blades that would be severely intrusive to passers-by on the footpath 50-60m from the proposed appeal site. Inspected views of the appeal site from several vantage points suggest the proposed turbine would be observed against the sky with little opportunity for effective screening. The site falls within the 'Coastal Plan' landscape which is reported as having moderate-high sensitivity to turbine development. When weighed in the balance, the Inspector did not consider the benefits of the proposed wind turbine to outweigh the negative impact it would have to the character and appearance of the area.</p>

Triangle Farm

PINs No.	APP/B3438/A/14/2218156
Decision and date	Dismissed 10/07/15
Location	Triangle Farm, Thorncliffe, Leek, ST13 8UW
Inspector	Elizabeth C Ord
Appellant	Mr Kevin Burns
LPA	Staffordshire Moorlands District Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single wind turbine with a blade tip height of 34.2m. The main issue was the impact of the development on the landscape character and visual amenity. The Inspector noted that the proposed turbine would have a wide ranging adverse visual impact on the landscape as it would be clearly apparent from various distances, including views in relation to the National Park. Despite the beneficial production power of the proposed turbine the Inspector considered the importance of conserving the landscape and scenic beauty in National Parks outweighed the benefits of the scheme.</p>

Woodson

PINs No.	APP/N6845/A/15/2230127
Decision and date	Dismissed 13/07/15
Location	Woodson, Lower Thornton, Milford Have, SA73 3UQ
Inspector	Clive Nield
Appellant	Mr Michael Clarke
LPA	Pembrokeshire County Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single wind turbine of blade tip height. The main issue was the effect on the character and appearance of the area predominantly consisting of fields in rolling hills and valleys. The Inspector considered the cluster of existing large structures surrounding the appeal site but did not consider this to reduce the visual impact of the proposed turbine. Several residential properties, public roads and footpaths were in close proximity to the site, therefore the Inspector deemed the proposed turbine would be 'unacceptably harmful in some views'. The Inspector accepted that the scheme would provide substantial green energy in line with Welsh Government policies on sustainability yet in the balancing exercise the damage to the appearance of the landscape weighs more heavily than the benefits of the development.</p>

Tregonhay Farm

PINs No.	APP/D0840/A/14/2216886
Decision and date	Dismissed 13/07/15
Location	Tregonhay Farm, Budock Water, Cornwall, TR11 5PB
Inspector	A D Poulter
Appellant	Mr D Callaghan
LPA	Cornwall Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 77m along with associated infrastructure. The main issues were the effects on the character and appearance of the area and the settings of listed buildings, and the scheme's compatibility with green energy policy. The Inspector found the impact of the proposed turbine on the pastoral landscape would be substantial and adverse, especially to persons in the local area using paths around the enclosed reservoirs. Plans from the Appellant show that the proposed turbine would be seen in views of several sites listed for their historical fabric including St Buddock's church, St. Laud's Church, Antron Farmhouse and associated listed buildings. The Inspector concluded that the benefits of the project were far outweighed by the substantial spoiling impact the proposed turbine would have on the rural character and appearance of the area.</p>

Eastwood Farm

PINs No.	APP/W1145/A/14/2219585
Decision and date	Dismissed 13/07/15
Location	Land at Eastwood Farm, Peters Marland, Torrington, Devon, EX38 8QP
Inspector	Martin Pike
Appellant	Murex Energy Ltd
LPA	Torridge District Council
Procedure	Written Representations
Summary of decision	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 area, the settings of listed buildings and the living conditions of nearby occupiers. The Inspector noted that although the effect on landscape character would be acceptable, there would be a substantial adverse effect on visual amenity, including residential amenity. In terms of the effects on heritage assets, the Inspector found that the harm would be less than substantial and related mainly to a heritage asset of the lowest grade. In conclusion, the Inspector found that the benefits of the proposed turbine were outweighed by the adverse effects.

Carwen Farm

PINs No.	APP/D0840/A/14/2222349
Decision and date	Dismissed 13/07/15
Location	Land at Carwen Farm, Lanreath, Looe, Cornwall
Inspector	A D Poulter
Appellant	Mr Peter White
LPA	Cornwall Council
Procedure	Written Representations
Summary of decision	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 area, the setting of the AONB (2.1km away), local residents living conditions and the settings of listed buildings. The Inspector noted that there would be harm to the rural character of the landscape, as well as harm to the scenic beauty of the views within the AONB. Additionally, the Inspector held that the proposed turbine would also result in harm to the setting of a number of heritage asset, although this would be less than substantial harm it is required to be considered in the planning balance. Overall, the Inspector found that the benefits of the proposal were not capable of outweighing the harms.

Whitehouse Farm

PINs No.	APP/B3438/A/14/2223722
Decision and date	Dismissed 13/07/15
Location	Whitehouse Farm, Thorncliffe Bank, Thorncliffe, Leek, Staffs, ST13 8UW
Inspector	Victoria Lucas-Gosnold
Appellant	Ms Elen Rees
LPA	Staffordshire Moorlands District Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 14.8m. The main issue was the effect on the character and appearance of the area. The appeal site is located close to the boundary of the Peak District National Park. The Inspector considered that the proposed turbine would breach the skyline at a point in the landscape where there is little evidence of other tall structures. Resulting in the proposed turbine becoming a dominant feature, harming the landscape character and visual amenity of the area, including views from the National Park. The Inspector held that the benefits of the proposal did not outweigh the harms.

Mixon

PINs No.	APP/M9496/A/14/2215200
Decision and date	Dismissed 14/07/15
Location	Dale House, Mixon, Onecote, Leek, Staffordshire, ST13 7SH
Inspector	Victoria Lucas-Gosnold
Appellant	Dr Paul Hopewell
LPA	Peak District National Park Authority
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height of 17.75m. The main issue was the effect on bats. The parties were in dispute as to the distance between the blade tip and the southern hedgerow field boundary. The Council stated that the distance would be 40.67m. The Appellant stated it would be approximately 51.4m, which had been calculated using a plan from the Defra magic website. However, the plan from the website stated that all measurements were indicative and should not be used for official purposes. The Inspector noted from the submitted location plan that the distance would be 40.67m and would therefore fall short of the recommended 50m stand-off, this coupled with the absence of any further survey work as to the likely effect on bats left the Inspector to conclude that the benefits of the proposal could not outweigh the harms.

Whiterigg

PINs No.	PPA-240-2038
Decision and date	Allowed 15/07/15
Location	Land at Whiterigg, Avonbridge, Falkirk, FK1 2HY
Inspector	Alison Coard
Appellant	Robbie Taylor
LPA	Falkirk Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single wind turbine of blade tip height 77m. The main issues were the landscape and visual impacts and impacts on residential amenity. The Reporter considered that due to the scale of the landscape, its undulating form and the existing man made features the proposed turbine would not have a significant adverse effect on the landscape character area. With regards to residential amenity the Reporter noted that the closest residential properties (over 500m away) were mostly orientated away from the turbine. Were properties were found to have more direct views of the proposed turbine, there was still found to be a degree of mitigation due to nature of the landform and vegetation. The Reporter therefore held that the proposal was compliant with the Development Plan and that no material considerations existed to justify refusal of planning permission.</p>

Rush Lane

PINs No.	APP/R3705/A/14/2221091
Decision and date	15/07/15
Location	Rush Lane, Dosthill, Tamworth, B77 1LT
Inspector	Andrew Hammond
Appellant	Wienerberger Ltd
LPA	North Warwickshire Borough Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a blade tip height of 130m. The main issue was whether the proposed development constituted inappropriate development in the Green Belt and if so, whether the harm by reason of inappropriateness could be outweighed by very special circumstances. It was agreed that the proposed development would be inappropriate development. The Inspector also noted that there would be some harm, albeit limited, to the openness of the Green Belt. The benefits of the proposal were not deemed to amount to very special circumstances and the Inspector therefore dismissed the appeal.</p>

Redland Bedworth Plant

PINs No.	APP/W3710/A/14/2220594
Decision and date	Dismissed 15/07/15
Location	Redland Bedworth plant, Monier Limited, Bedworth Works, Bayton Road, Exhall, CV7 9EJ
Inspector	Andrew Hammond
Appellant	Infinite Renewables Limited
LPA	Nuneaton & Bedworth Borough Council
Procedure	Written Representations
Summary of decision	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 area and the living conditions of nearby residents. The Inspector noted that due to its height, the proposed turbine would be visible over a wide area and due to proximity would result in appearing dominant and overbearing. The benefits of the proposal were found to be incapable of outweighing the harm.

South Farm

PINs No.	APP/P2935/A/15/3003764
Decision and date	Dismissed 15/07/15
Location	South Farm, Hallington, Newcastle upon Tyne, Ne19 2LW
Inspector	B Hellier
Appellant	Mr Alan Lawson
LPA	Northumberland County Council
Procedure	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 character and appearance of the area and the settings of listed buildings. The Inspector noted that the appeal site was situated in unspoilt, undulating countryside with few vertical landscape features. The Inspector considered that the proposed turbine would be a visually dominant and intrusive feature that would be prominent from nearby footpaths. Resulting in a very considerable visual impact. It was also found that there would be further cumulative visual effects. The Inspector was of the view that there would be no material adverse effect on the settings of listed buildings due to screening. In conclusion, the Inspector found that the harm could not be outweighed by the benefits.

Baldyquash Farm

PINs No.	PPA-110-2265
Decision and date	Allowed 16/07/15
Location	Baldyquash Farm, Meikle Wartle, Inverurie, Aberdeenshire AB51 5BR
Inspector	Sinead Lynch
Appellant	Locogen
LPA	Aberdeenshire Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height 86.5m. The main issues were the landscape and visual impacts. The Reporter found that whilst the addition of the proposed turbine into the landscape would increase the number of turbines at the location, it would not alter the balance. The Reporter noted that the proposed turbine would be visible in conjunction with other turbines and pylons, and that in this context the visual impact of the proposed turbine would be acceptable. The Reporter held that the proposal complied with the Development Plan and that there were no material considerations to justify refusal of planning permission.

Simonswood

PINs No.	APP/P2365/A/14/2218257
Decision and date	Dismissed 20/07/15
Location	Land north of Hall Lane, Simonswood
Inspector	Victoria Lucas-Gosnold
Appellant	D & M Ventures Ltd
LPA	West Lancashire Borough Council
Procedure	
Summary of decision	Proposal for a single turbine with a blade tip height of 90m. The main issues were whether the proposed development constituted inappropriate development in the Green Belt and if so, whether the harm by reason of inappropriateness could be outweighed by very special circumstances and the effect on the landscape character and visual amenity of the area. It was noted that the proposed structure would dominate the otherwise flat landscape. Further to this, the Inspector gave regard to the adverse effect of the proposal upon the neighbouring occupants' outlook, specifically with its proximity to buildings of significant heritage and architectural importance. It was deemed that the harms outweighed the benefits.

Great Edge Farm

PINs No.	APP/E2340/A/14/223469
Decision and date	Dismissed 20/07/2015
Location	Great Edge Farm, Foulridge, Colne
Inspector	Louise Crosby
Appellant	Mr C. Ashton
LPA	Pendle Borough Council
Procedure	
Summary of decision	Proposal for a single turbine with a blade tip height of 34.5m.height. The appeal site was located on a high exposed area of rural land, closely situated to a large network of public footpaths traversing the landscape including the Pennine Bridleway. It was noted that from these paths, the proposed turbine would be unusually tall and dominant. The Inspector deemed there to be an unacceptable detriment to visual amenity that could not be compensated by the environmental benefits and held that the appeal be dismissed.

Airdrie Farm

PINs No.	PPA-250-2226
Decision and date	Allowed 21/07/15
Location	Donaldson's Field, Airdrie Farm, Lochton, Crail, Fife, KY10 3LE
Inspector	Richard Dent
Appellant	Roy Fisher
LPA	Fife Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a blade tip height 74m. The main issues were the landscape and visual effects. The Reporter noted that the local impact on landscape character would be significant. However in landscape character terms, the impact would be limited. The Reporter found that the visual impact of the proposed turbine would be reduced by the presence of an existing turbine. Overall, the Reporter concluded that the proposal accorded with the Development Plan and that there were no material considerations which justified refusing planning permission.

Cold Harbour Farm

PINs No.	APP/E2001/W/14/3001772
Decision and date	Dismissed 21/07/15
Location	Cold Harbour Farm, Bishop Burton, Beverley, HU17 8QA
Inspector	Michael Moffoot
Appellant	Mr and Mrs Hayward
LPA	East Riding of Yorkshire Council
Procedure	
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 74m. The main issue was the effect on the character and visual quality of the landscape. The Inspector noted that the landscape gave a feeling of openness and tranquillity, giving the sense of being within an essentially rural setting. The Inspector found that the proposed turbine would severely detract from the qualities of the landscape and would be at odds with the area’s openness. The Inspector also considered that the proposed turbine would be a visually intrusive element, but that this impact would diminish with distance. Overall, the Inspector held that the benefits of the proposal could not outweigh the harm to the landscape.

Lock Head

PINs No.	APP/B6855/A/15/3004967
Decision and date	Allowed 21/07/15
Location	Harbour Office, Lock Head, Kings Dock, Swansea, SA1 1QR
Inspector	Vicki Hirst
Appellant	Mr Ralph Windeat
LPA	City and County of Swansea Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 77m. The main issue was the effect on the character and visual quality of the landscape. The Inspector noted that the surrounding area of the coastline was predominantly urban, with a domination of heavy industry. The Inspector considered that the addition of a further man-made element would not impact significantly on the landscape character and would not alter the overall character when viewed from the AONB 5.5km away. With regard to visual impacts, the Inspector noted that although there would be views of the proposed turbine from Area SA1 (which was to be regenerated for mixed use), these would be at oblique angles and would not dominate the outlook. The Inspector concluded that the proposal would comply with the Development Plan.

Heatherslaw Farm

PINs No.	APP/P2935A15/3005185
Decision and date	Dismissed 23/07/15
Location	Heatherslaw Farm, Stamfordham, Newcastle upon Tyne, NE18 0NF
Inspector	B Hellier
Appellant	Mr Guy Green
LPA	Northumberland County Council
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a maximum blade tip height of 67m. The main issues were whether the proposed development constituted inappropriate development in the Green Belt and if so, whether the harm by reason of inappropriateness could be outweighed by very special circumstances. The Inspector noted that the proposal would be inappropriate development in the Green Belt and would result in a significant and very noticeable loss of openness. Additionally, the Inspector found that proposed turbine would result in a significant local adverse landscape and visual effect. Overall, the Inspector held that the benefits of the proposal did not outweigh the harms and therefore the very special circumstances necessary to justify inappropriate development in the Green Belt did not exist.</p>

Pen Yr Heol Las Farm

PINs No.	APP/K6920/A/15/2230059
Decision and date	Dismissed 28/07/15
Location	Pen Yr Heol Las Farm, Caerphilly, CF83 2TT
Inspector	Declan Beggan
Appellant	Mr DT Jones
LPA	Caerphilly County Borough
Procedure	Written Representations
Summary of decision	<p>Proposal for two turbines with a maximum blade tip height of 64m. The main issues were the effects on the character and appearance of the area, the archaeological heritage, biodiversity and highway safety. The Inspector considered that the proposed turbines would appear as obtrusive and out of scale with features that defined the rural landscape setting of the appeal site. Resulting in significant harm to the rural character of the area and significant adverse impact on the visual amenity of receptors using PROW. In terms of the archaeological heritage, the Inspector noted that the two cairns immediately adjacent to the site are surrounded by a belt of new tree planting. As they would soon be screened from public views separating them from the proposed turbines, the Inspector found that their setting would not be unduly affected. With regards to biodiversity the Inspector held that further work was necessary to establish the likely effects. The Inspector noted that highway safety matters could be dealt with by condition. In carrying out the balance, the Inspector found that the benefits of the proposal were not capable of outweighing the harms.</p>

Barbreak Farm

PINs No.	PPA-130-2050
Decision and date	Dismissed 28/07/15
Location	Land north east of Barbreak Farm, Kilchrenan, Taynuilt, PA35 1HF
Inspector	Malcolm Mahoney
Appellant	Brian Nesh
LPA	Argyll & Bute
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a maximum blade tip height of 61m. The main issues were the landscape and visual impacts and road access. The Reporter noted that the proposed turbine would introduce a wind turbine into a landscape type which currently has no turbines, in an area where the panoramic quality is recognised by regional landscape designation. The Reporter found that the proposed turbine would be too large for the location. The Reporter considered that the level of information provided with regards to transport was not sufficient and that it was reasonable to require further information before any planning permission could be contemplated. Overall, the Reporter held that there were no material considerations that would justify the granting of planning permission.</p>

Meadowhill

PINs No.	PPA-150-2004
Decision and date	Allowed 29/07/15
Location	Meadowhill, Forstmill, Clackmannanshire
Inspector	John H Martin
Appellant	George Russell
LPA	Clackmannanshire
Procedure	Written Representations
Summary of decision	<p>Proposal for a single turbine with a maximum blade tip height of 79m. The main issues were the landscape and visual impacts. The Reporter found that while the proposed turbine would appear prominent in a relatively small local area, it would not have an unacceptable impact on the wider surrounding landscape. The Reporter also considered that the proximity to nearby residences (550m plus) would not result in an adverse effect on the visual amenity and local character of the area. The Reporter held that the proposal accorded with the Development Plan and that there were no material considerations to justify refusing planning permission.</p>

Holmes Waterhead

PINs No.	PPA-140-2052
Decision and date	Allowed 29/07/15
Location	Land near Holmes Waterhead, Broughton, Scottish Borders
Inspector	Allison Coard
Appellant	Glenkerie Extension Windfarm Limited
LPA	Scottish Borders
Procedure	Written Representations
Summary of decision	<p>Proposal for six turbines with a maximum blade tip height of 100m. The main issues were the landscape and visual impacts, noise impact, impacts on peat habitat and on the River Tweed Special Area of Conservation. The Reporter found that given the sensitive layout and the nature of the local topography, the proposal would not be a dominant or characterising feature and would not significantly detract from the overall quality and value of the landscape. The Reporter found that the noise levels could be secured within acceptable limits and that impact on peat habitat could be dealt with by condition. Similarly, the Reporter considered that conditions could be applied to control pollution and therefore avoid impacts on the River Tweed. The Reporter concluded that there were no material considerations that justified refusal of planning permission.</p>

Mormond Hill

PINs No.	PPA-110-2258
Decision and date	Dismissed 30/07/15
Location	Mormond Hill, Memsie, Fraserburgh, Aberdeenshire, AB43 7AX
Inspector	Lance R Guildford
Appellant	Muirden Energy LLP
LPA	Aberdeenshire Council
Procedure	Written Representations
Summary of decision	<p>Proposal for twelve turbines with a maximum blade tip height of 99.5m. The main issues were the landscape and visual and noise impacts. The Reporter considered that while the landscape generally had capacity for wind turbine development, the proposal would have a significant adverse effect on the landscape character of the area, which would be exacerbated by the cumulative impact. The Reporter also found that the proposed turbines would have a significant adverse impact on the visual amenity of the area in general. With regards to noise impacts, the Reporter noted that mitigation would be required for the proposed turbines at certain speeds, which would also require an agreement with another nearby wind farm operator. The Reporter held that further information would be required in this regard. In conclusion, the Reporter found that there were no material considerations to justify granting planning permission.</p>

Saline Shaw

PINs No.	PPA-2250-2220
Decision and date	Allowed 31/07/15
Location	Land south of Saline Shaw, Saline, Dunfermline
Inspector	Allison Coard
Appellant	Craig Mitchell
LPA	Fife Council
Procedure	Written Representations
Summary of decision	Proposal for a single turbine with a maximum blade tip height of 77m. The main issues were the landscape and visual impacts. The Reporter noted that there would be localised landscape and visual impacts associated with a development of the scale and nature of the proposed turbine. However, she found that the proposal would not dominate the countryside setting of Saline or prove over-bearing in wider views. The Reporter held that there were no material considerations that would justify refusal of planning permission.

Pen Bryn Oer

PINs No.	APP/K6920/A/14/2221852
Decision and date	Allowed 06/08/15
Location	Pen Bryn Oer, Merthyr Road, Rhymney, Caerphilly
Inspector	James Ellis
Appellant	REG Windpower
LPA	Caerphilly County Borough
Procedure	Inquiry
Summary of decision	Proposal for three turbines with a maximum blade tip height of 110m. The main issue was the effect on the character and appearance of the area. The Inspector noted that whilst the proposal would impact on a number of landscape receptors, this would not result in unacceptable harm in terms of the impact on the landscape character of the area. Additionally, the Inspector found that the proposal would not give rise to unacceptable effects in visual terms. The benefits of the proposal were found by the Inspector to weigh heavily in its favour. In carrying out the overall balance, the Inspector concluded that planning permission should be granted.

Tilyangus

PINs No.	PPA-110-2267
Decision and date	Dismissed 07/08/15
Location	Land at Mains of Tilyangus, Clatt, Huntly, AB54 4QP
Inspector	Trevor Croft
Appellant	Fine Energy
LPA	Aberdeenshire Council
Procedure	Written Representations
Summary of decision	<p>Proposal for two turbines with a maximum blade tip height of 34.2m. The main issues were the landscape and visual impacts. The Reporter considered that the proposed turbines would be imposed onto a generally unspoilt landscape, but found that the proposal could be absorbed into the wider landscape. With regard to visual impacts, the Reporter noted that a residential property, with a direct view of the proposed turbine was located at a distance of 384m away. As the full height of the turbines would be seen, the Reporter considered that the proposed turbine would be overbearing. The Reporter held that there were no material considerations that justified granting planning permission and the appeal was dismissed.</p>