

ANNEX 1



Committee and date

South Planning Committee

11 November 2014

Development Management Report

Application Number: 14/02390/FUL	Parish: Much Wenlock
Proposal: Erection of one low profile wind turbine	
Site Address: Lea Quarry, Wenlock Edge, Much Wenlock, TF13 6DG	
Applicant: Mr S Lloyd-Jones, Edge Renewables	
Case Officer: Grahame French	email: planningdmc@shropshire.gov.uk

Recommendation:- Approve subject to the conditions sets out in Appendix 1.



REPORT

1.0 THE PROPOSAL

1.1 The applicant, Edge Renewables is a renewable energy company specialising in supplying biofuel boilers and associated wood chip fuel to customers in Shropshire and adjoining areas. The company became established at the former Lea Quarry site 18 months ago and subsequently acquired a 61ha landholding including the current application site from the former quarry company owner in December 2012. Permission for biofuel storage and preparation and associated uses was granted in 6th March 2013 (12/03034/MAW). A number of associated applications to consolidate this use and comply with requirements of the above consent have since been received.

1.2 The application as originally submitted involved the erection of to install two Evoco Energy Low Profile 10kw Wind Turbines in an area adjacent to the plant site area at Lea Quarry which is the company's main centre of operations. Following objections received as part of the planning consultation process however the company has agreed to reduce the scheme from two to one single turbine. Moreover, this would not be erected permanently at the site but would instead be regularly assembled and disassembled for training purposes. The applicant anticipates that the turbine would be in its assembled state for the majority of each month but would typically be disassembled and reassembled once or twice a month. The turbines are installed using hydraulic power packs and rams for fast installation without the need for heavy lifting equipment and are typically raised in 5 minutes. The foundation structure is lowered into the ground and steel piles are driven in to secure it without the need for concrete. The training turbine would allow Edge Renewables Ltd staff to become accredited installers of these Wind Turbines in order that the company can supply them to customers.

1.3 The turbine would be mounted on top of a single solid tower (monopole). The tower would be 12m high with a hydraulic 'Tilt-Up'. The 3 blade rotor would measure 9.7m in diameter and would be made of reinforced moulded glass-fibre, thus the highest point of the Turbine from the ground level would be 16.850m. The turbine pole would be galvanised steel but the applicant has stated that this could be coloured subject to the requirements of the planning authority. The top of the turbine comprising of the nacelle and blades would be white. The foundations are of a steel pile, sheet and mesh construction and would not require concrete.

2.0 SITE LOCATION / DESCRIPTION

2.1 Lea Quarry is situated approximately 2.5km east of Much Wenlock. The quarry is located within and adjacent to the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and a Site of Special Scientific Interest designated in this area primarily for its geological significance. The site is accessed via existing main entrance gates from the B4371 and through internal access tracks.

2.2 The 'low profile' wind turbine would be located on the south-west edge of the 'operational yard at Lea Quarry close to the boundary before the land slopes away towards the southern timber storage area. This is on the fringe of the area where the buildings are located and where the majority of the renewable energy business activity is carried out. It would stand on an open area of crushed stone which is partly used for

access to the north and south timber storage areas and to some of the buildings, and would face to the south west.

2.3 To the north of the site the ground level rises significantly to the top of the Wenlock Edge which is covered in fairly dense broad leaved trees. To the south there is a small general storage area and then a dense broad leaf tree plantation which runs alongside the B4371 road, providing screening of the proposed site.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 The application has been subject to a request for referral to committee by the local member Councillor Turner and this request has been agreed by the Area Development Manager in accordance with the Council's adopted scheme of delegation.

4.0 COMMUNITY REPRESENTATIONS

4.1 Much Wenlock Town Council: Objection on the grounds that the Neighbourhood Plan does not support wind turbines except to endorse the approach taken in the Shropshire Hills AONB 2009-2014 Management Plan (Policy 35).

- ii. The wind turbines would be located in an ANOB and close to a SSSI.
- iii. The proposals are contrary to policies, CS6 CS16 and CS17 in the Core Strategy.

4.2 Natural England: No comments received.

4.3 M.O.D: No objection.

4.4 AONB Partnership: No comments received.

4.5 Campaign to Protect Rural England: On behalf of the Campaign to Protect Rural England (CPRE) in South Shropshire, I wish to object to this planning proposal 14/02390/FUL, the erection of two low profile wind turbines by Edge Renewables at Lea Quarry. My reasons are:

- i. The National Planning Policy Framework mentions Areas of Outstanding Natural Beauty (AONBs) specifically in its cornerstone policy on development as 'exception areas where restrictions apply.' This application does not include an 'assessment of any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.' The Shropshire Core Strategy gives a high profile to the AONB in terms of quality of landscape, geo-diversity and biodiversity. It states that proposals which individually or cumulatively erode the character of the countryside will not be acceptable development will need to pay particular regard to landscape character, biodiversity or other environmental considerations - especially the Shropshire Hills Area of Natural Beauty. The Much Wenlock Neighbourhood Plan does indeed support the idea of alternative energy as claimed by the applicant but omits the fact that residents are opposed to wind power in this location and considers that other alternative energy sources are more appropriate.
- ii. Shropshire Hills Area of Outstanding Natural Beauty is a designated area - a special landscape - and deserves protection from development especially as this is both an

industrial & a commercial application that will have a negative impact on the environment and the landscape.

- iii. Site of Special & Scientific Interest - Wenlock Edge has unique geology and is visited by geologists from around the world. The turbines would be located close to this SSSI and a recent High Court Judge (May 2012) ruled their right to preserve their landscape was more important than the Government's renewable energy targets.
- iv. Loss of Visual Amenity - Wenlock Edge is a beautiful rural location and is visited by thousands of visitors, locals, walkers, runners, geologists each year. The development would have an impact on the use of footpaths and bridleways the Shropshire Way and a nearby bridleway pass less than 160 metres from the site. The installation of two 'alien' objects to the environment will mean a loss of visual amenity because they have a height of 16.85 m., a diameter in excess of 9.7m., will be contained by protective and barrier fences, and will be operational continuously 24 hours a day & seven days a week. The applicant stresses the protective 'excellent screening by dense broad leaf tree plantations' that almost surround the site but fails to mention that the turbines will be distinctly visible during the autumn & winter months when the trees will be bare of leaves and the moving blades will be both visible and audible to walkers, horse riders, visitors and drivers along the nearby B4371.
- v. Planning Policy: Core Strategy Policy CS5... the proposal is in an AONB, adjacent to an SSSI and is thus not an appropriate site and will not help to maintain the character of the local countryside. Any community and commercial benefits will centre exclusively on Edge Renewables as they will gain exclusive use of generated power and from possible sales emanating from their 'show' turbine. Core Strategy Policy CS6... the proposed development will NOT help sustain the well-being of the local community, nor will the turbines consider the scale, appropriate siting, environmental and other impacts. This policy carries little weight in supporting the development of wind turbines. Core Strategy Policy CS8... development should not have a significant adverse impact on the environment and thus this policy would deem the development as inappropriate. Core Strategy Policy CS13... this is a poor example of Shropshire Council and Edge Renewables working together in this rural area. It fails to offer protection to the SHAONB, it fails to include local opinion, it fails to help preserve tranquility, loss of wilderness and damage to the special qualities of Wenlock Edge. Core Strategy Policy CS16... schemes aimed at diversifying the rural economy for tourism, cultural and leisure uses that are appropriate in terms of their location, scale and nature, and do not harm Shropshire's tranquil nature. The proposal fails to relate to most facets of this policy. Core Strategy Policy CS17... this proposal would adversely affect the visual, ecological, heritage or recreational values and functions of this part of the Wenlock Edge.
- vi. Noise: environmental noise damages human health, particularly at night. Wind turbines operate at night and noise is measured by its audible range - but not the lower frequencies. Aerodynamic Modulation and infrasound could prove hazardous locally. Health Impact... a Health Impact Assessment is called for as this is a continuous operation with audible noise, low frequency and vibration effects. Strobe Effect... from wind turbines, when the sun is behind rotating blades can cause health, shadow flicker and reflected light problems. A Health Impact Assessment should be carried out.
- vii. Wildlife: Bats and their roosts are protected by law and a bat survey must be carried out before any work can go ahead.

- viii. Conclusion: Wenlock Edge is a special place: it is a lovely wooded escarpment that is treasured for its rurality, its views, its geology, its tranquility and its beauty. It is a tourist attraction and its un-spoilt scenery is greatly valued by local people and businesses. The proposed erection of the two wind turbines will harm the unique landscape that makes Wenlock Edge such a special place.

4.4 SC Drainage: No objection.

4.5 SC Public Protection: (comments on proposals as submitted) No objection. There is unlikely to be any impact in terms of noise on the nearest residential dwellings. This conclusion has been drawn due to the fact that although two wind turbines are proposed one will be continually constructed and dismantled for training purposes. The location has high background noise levels in the day due to wood chipping processing on site and the road bordering the site to the south. With nearest residential properties being over 200m away there is little likelihood of issues arising. However, to ensure that no loss of amenity occurs at nearest residential properties a condition ensuring the turbine type is as stated in the application is recommended. Given the turbine type, location and predicted noise emissions, it is not considered that significant noise disturbance is likely to arise from the installation. However, conditions covering noise control are recommended. If the applicant does not think that the turbines proposed can fulfil the recommended conditions a noise report should be submitted following ETSU97 guidance and good practice guides published on how to apply ETSU97. This can then be reviewed and further comments placed as necessary.

4.8i. S.C.Ecology:

Comments if one training turbine is erected

- iv. In the Design and access statement it states that:

The one Turbine will be utilised by Edge Renewables Ltd to produce electricity to power the plant, machinery and buildings involved in the production of the Biomass Wood Chip fuel, where a considerable amount of electricity is required. The second Turbine is necessary for training purposes so that Edge Renewables Ltd staff can be accredited installers of these Wind Turbines in order to supply them to customers. This one will therefore be erected and dismantled during the training process.

If the single training turbine is to be erected and dismantled in the same day and/or will not be running overnight (see above) a bat survey would not be required. However, if it is to run overnight, a bat survey will be required as described above, due to its proximity to woodland/scrub edge. An assessment on its potential impacts on birds, including birds of prey, would still be required, but clearly if the turbine can be moved away from bird habitat it would improve matters.

Conditions and informatives

- v. Once the outstanding issues have been satisfactorily clarified I will provide appropriate conditions and informatives to be attached to any planning permission if granted. The application site falls in the NE SSSI Risk Zone for which Natural England would like to be consulted on all planning applications. If NE has not already been consulted I recommend they are given a chance to comment if they wish to.

- 4.9 Public representations: The application has been advertised in accordance with relevant provisions and the nearest properties have been individually notified. Thirteen objections have been received, raising the following points:
- i. AONB / SSSI: The site is adjacent to an AONB and therefore contravenes Shropshire Council's core strategy. Wenlock Edge is in an Area of Outstanding Natural Beauty, wind turbines are not "natural" and certainly NOT "Beautiful". The quality of this landscape, geology and biodiversity should not be damaged in any way by this development. Is nothing sacred? This is also a site of special scientific interest, and you should be proud to be part of such a fascinating piece of history. The proposed two turbines (one of which is described as a "training" structure to be put up and taken down - would permission be required for this?) despite some careful positioning will still be very conspicuous particularly in the wintertime when trees are bare. The site is in the Shropshire Hills AONB and also a area of SSSI designation.
 - ii. Tourism / landscape / environment: This proposed application does not take into account Environmental assets and tourism: The interlinked policies CS16 and 17 recognise the subtle but pervasive role of well-conserved and enhanced heritage assets in underpinning a rural economy in which sustainable tourism plays a major role, with the area around Wenlock Edge a key venue. People travel from all over the world to walk and ride on Wenlock Edge where wind turbines have no place in this unique and celebrated landscape. This has already been reflected in the reasoning for refusing the three recent wind turbine planning applications at Kenley, The Hills and Sidnall which were perceived as posing a threat to the environmental capital of the area and by implication to its tourism-based rural economy. This proposal would deal an enduringly negative blow to this sensitive, memorable and celebrated countryside and its perception and enjoyment by the public. I support the protection of our beautiful Corvedale and Wenlock Edge. Wind turbines and any other industrial structure have no place in this area. Two very large visible industrial scale structures in an area of outstanding natural beauty is an abomination. The planning philosophy for Shropshire states very clearly that the landscape is one of our greatest assets and attracts tourists from many other parts of the world creating jobs for the local community. The applicant quotes a proposed tilted height of over 55ft but the potential full height is over 70ft with a diameter in excess of 31ft. They would be a visible scar towering above the treeline of Wenlock Edge and seen for miles around. The proposed site is within the AONB and an area of SSSI and any wind turbine development in this area will have a detrimental effect on tourism and the amenity of local people who enjoy walking on The Shropshire Way and riding on the Jack Mytton Way which runs adjacent to the proposed site. The idea of industrial structures towering over Wenlock Edge is and the applicants statement that the turbines will be screened by trees laughable and it proves that the purpose of such development is purely to attract, and in this case encourage, subsidy payment rather than generate power through wind. am against all on shore wind turbines as they are a proven blight on the landscape regardless of size - This applies to all Wind Turbines large or small - Whatever moves is easily visible. I am also concerned about the cumulative impact with other turbine proposals in area and the negative impact on tourism these would have in the area, especially for walkers and nature enthusiasts. Additionally I am concerned about the impact on wildlife and noise pollution
 - iii. Ecology: Peregrine Falcons nest in the quarries on Wenlock Edge. The risk of the turbine blades destroying these endangered birds is considerable. As well as the visual effect the turbines would have on the local environment consideration must be given to

the wild life disruption. The constant movement and noise the turbines create causes stress to animals. Peregrine Falcons nest in the quarries on Wenlock Edge. The risk of the turbine blades destroying these endangered birds is considerable.

- iv. Public access: I object to the implied threats made in one of the comments that Edge Renewables could remove public access from the Shropshire Way footpath. This would seem to me to be an admission that the applicant is not confident that his proposal can be justified on planning issues alone. The comment mentioned on the 2nd July, with reference to removing permission for geologists to visit the SSSI, because of the views of the CPRE, seems rather unfair, as it is clear from all the objections, people genuinely feel that Wenlock Edge is a very special place.
- v. Questioning benefits / better alternatives: Other forms of renewable energy may be more favourable in this case. As part of the application it is noted that perhaps the main selling point of such turbines is the money that they can earn, and I would contend that this is the primary reason for this application. Solar panels have been used successfully up to now to provide clean energy to the existing buildings and I would suggest that this would again be a more acceptable method. The significant structures would have a negative impact on the environment and the Wenlock Edge landscape that would far outweigh any benefit in terms of renewable energy provision (ref: Planning Inspectors Redetermination of Kenley wind turbine appeal). As far as their efficiency is concerned it is inescapable that they are in the main useless in meeting demand led electricity needs and are often seen stationary when there is a perfectly acceptable level of wind owing to the fact that the Grid does not need them to generate - what a waste of time, space and money. Would Wind Turbines be viable without subsidies? - I doubt it, however if we need to encourage renewables with taxpayers money then why not concentrate on Solar as it is relatively non-intrusive if sited sympathetically and battery technology so that we can store the electricity generated. I would also question the proposed location of the turbines in terms of sitting for maximum efficiency and would request that Edge Renewable produce evidence for wind flow in the proposed area.
- vi. Policy: CS8: Facilities, Services and Infrastructure Provision: While encouraging renewable energy development this policy also clearly states that development should not have a significant adverse impact on the environment. In other words, in the case of Kenley and, I would suggest, this proposal, this policy would deem the development inappropriate.
CS6: Sustainable Design and Development Principles: In the first planning inspectors report, CS6 was used to support the proposed Kenley turbine development on the grounds that the policy supported renewables and developments which mitigated climate change. However, in his Judgement, Mr Justice Parker stated that he was sympathetic to the argument that CS6 was aimed at the design of infrastructure, rather than the installation of wind turbines. This policy would therefore seem to carry little weight in supporting the development of wind turbines. As a consequence of the Judicial Review, the Planning Inspectorates Redetermination of the Kenley wind turbine development and Shropshire Councils Core Strategy, I believe that wind turbines in this particular area and in all other unspoilt landscape areas of Shropshire are contrary to the development plan and the guidance of the National Planning Policy Framework. The applicant also quotes in their Design & Access Statement (5:4) that the Much Wenlock Neighbourhood Plan supporting alternative energy but omits to include the full quotation as follows: *While supportive of alternative energy generation,*

residents are opposed to wind power in this location and consider that other alternative energy sources are more appropriate in this location.

The recently adopted Much Wenlock Neighbourhood plan should not be ignored when considering this application. It clearly states that while supportive of alternative energy generation, residents are opposed to wind power in this location and consider that other alternative energy sources are more appropriate in this location.

- vii. Other: Horse riders enjoying the Jack Mytton Way would most definitely be affected by the turbine presence.
- 4.10 Much Wenlock Civic Society: Objection. The proposed development lies in an environmentally and scientifically sensitive area adjacent to or within the AONB, and SSSI and the area covered by the AONB advisory plan. Approval of such an application would seriously compromise the nationally important landscape character of Wenlock Edge. It would also be totally incompatible with specific planning policies including policies CS6, CS16 and CS17, adopted by Shropshire Council.
- 4.11 Comments from applicant (30/06/14): Following the Much Wenlock Town Council meeting Edge Renewables has decided to reduce the application to a single training turbine of the same size in the same location, we do feel this would be suitable and really can't be seen in summer or winter from the B4371 or surrounding area except for a few high surrounding fields. It has always been Edge Renewables' ambition to offer the full range of Renewables and unfortunately we need to install a turbine somewhere to do this, we also need it to be close for staff training and demonstration purposes. We can place one or two turbines on the operational Yard, outside of the AONB, and also outside the SSSI, however this location is far more exposed and would be more contentious as the turbines would be seen from the road. We think it's important to point out the SSSI is a geological one and only available to the Geologists by permission from Edge. Half of the footpath (Shropshire Way) along the top which affords the views is also permitted access. We do hope we aren't penalised for permitting access due to afforded views and forced to review this access due to organisations such as CPRE forcing the issue rather than letting organisations like the Shropshire Geological Society make their own representations. We would highlight planning application 13/01941/FUL and subsequent application 14/00169/AMP which permitted a 21m High by 15m by 15m, building (4,725m³) to be erected by Lime Green in an identical location with similar screening and views within 1.2km of our proposed 16.85m high turbine. The Town Council supported this application subject to screening and no objection from CPRE in this instance!
- 4.12 The Town Council and other objectors to the scheme have been notified of the company's decision to omit one of the turbines from the scheme. Any comments received in response to this notification will be listed in the update report.

5.0 THE MAIN ISSUES

- Context for the development;
- Operational justification for the development;
- AONB;
- Environmental effects;
- Cumulative Impact

6.0 OFFICER APPRAISAL

Context for the development:

- 6.1 The principle of establishing a wood chip biofuel processing facility in part of Lea Quarry on Wenlock Edge was established by planning permission ref. 12/03034/MAW granted on 6th March 2013. This allowed a central processing area on part of the former quarry plant site with two areas of external timber storage set down at the base of the quarry on either side. A number of further applications to establish a range of buildings and extensions within the existing plant site have since been approved.
- 6.2 Since the original permission the company has made significant progress in habitat creation, visual and ecological mitigation and public access. An outline planning permission for a visitor centre 1km east of the current application site was also recently approved as a further intended voluntary contribution from the company towards local conservation / interpretation objectives (13/03060/OUT). It is considered that the company has met and in some respects exceeded the initial requirements of the main planning permission for biofuel processing (12/03034/MAW).
- 6.3 At the same time it is recognised that the site is in a sensitive location within / adjacent to an AONB and SSSI and close to popular recreational footpaths. In determining the main biofuel application Shropshire Council's South Planning Committee recognised that an appropriate balance needed to be struck between the requirements for renewable energy / addressing climate change, jobs, investment and the intrinsic protection to be afforded to the environment and the AONB. The committee considered that the benefits of the proposals were sufficient to justify the development, subject to the recommended conditions. The current application seeks approval for a further layering on to the approved activities which can take place in the company's operational plant yard. The environmental implications of the current proposals need to be weighed carefully against relevant environmental concerns.

Operational justification for the proposals

- 6.4 The applicant originally put forward a 2 turbine scheme on the basis that one turbine was required for training purposes and the other would assist in supplying energy for the company's business. The production of wood chip fuel is an energy intensive process. The company is also in the process of installing an indoor wood chipping machine which will require additional electrical power. Permission for the second turbine was therefore sought in order to further offset the company's energy costs. It was proposed that the turbines would benefit from a natural 'wind tunnel' effect which occurs at Lea Quarry.
- 6.5 Following objections received during the planning consultation process however the company has agreed to reduce the proposals to just one turbine to be used for training purposes. This follows concerns about the visual and environmental effects of the proposals and the sensitive nature of the surrounding area. It is intended that the turbine would be regularly assembled and disassembled. It is stated that this facility is required in order for the staff of Edge Renewables Ltd to become accredited installers of Wind Turbines. The applicant states that this will result in the increased business capacity for Edge Renewables Ltd and then the employment of additional staff, recruited from the local community, estimated to be at least four initially and then increased as this part of the business develops. There would also be a benefit to the

wider community from the company's ability to supply an additional source of renewable energy to customers.

- 6.6 The remaining turbine would be in an area which is generally well screened by mature vegetation. Some localised views would be available, principally from formal and informal footpaths to the north of the plant site. However, it is not considered that views of the turbine would be obtrusive from this location. This is given the presence of intervening trees and topography and the proximity of the existing buildings within the Edge Renewables plant site. The tallest of these is 15.5m high and is currently used as a salt store by Shropshire Council under the terms of a lease. However, the proposed turbine would be set at a lower elevation within the quarry site and would be behind mature roadside trees of a similar height.
- 6.8 The company's decision to remove one of the turbines from the scheme strikes a better balance between the company's business needs, renewable energy benefits and the need to protect the local environment, including the AONB. It is considered that the operational justification for the proposed turbine can be supported on this basis. (Core Strategy Policy CS13)

AONB and visual amenity

- 6.9 The proposed turbine would be located just within the AONB and the NPPF advises that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty'. A number of consultees have objected to the proposals on the basis of the impact on the AONB. However, the proposed turbine does not comprise 'major development'. It would be of a low profile design being not significantly taller than the tallest existing buildings in the company's plant yard and would be located in a well screened location.
- 6.10 In particular, the yard area where the turbine would be located is set down relative to the main plant yard and benefits from screening by mature trees of similar height on the roadside to the south and south west and the buildings of the plant yard to the east. Whilst the turbine would be in its assembled state for most of the time the applicant has confirmed that the pole can be painted a matt colour to further reduce visual impact. The turbine would also be prevented from rotating unless ecological criteria had been met. Some objectors have expressed concern that the trees screening the site would lose leaves in the winter rendering the turbine more visible. Officers are satisfied however that sufficient screening would remain and that there would not be any unacceptable adverse effects on the AONB or its setting. The turbine would be set back 95m from the public highway and 160m from the site access, where it would be totally screened by intervening buildings and vegetation. Given also the renewable energy and employment benefits of the scheme it is concluded on balance that the proposals would not conflict with paragraph 116 of the NPPF.
- 6.11 Cumulative impact: A number of other recent proposals have also been approved including:
- Ref. No: 13/03243/FUL - The continued use of the external timber storage areas as approved by planning approval reference 12/03034/FUL.

- Ref. No: 13/03060/OUT - Outline application for the erection of a visitor centre with parking facilities and new vehicular and pedestrian access (all matters reserved).
- Ref. No: 13/03059/FUL - The erection of a wood chip storage building, a timber chipping building to process wood chip and installation of photovoltaic panels to both buildings.
- Ref No: 13/03243/FUL - The continued use of the external timber storage areas as approved by planning approval reference 12/03034/MAW

No further schemes involving operational development beyond the existing plant yard are however proposed and the company has submitted a legal agreement confirming this.

- 6.12 It is recognized that the current proposals and other recently proposed schemes may have the potential to result in some cumulative / in combination impacts relative to the originally approved change of use scheme. However, it is considered that other factors mitigate against the potential for cumulative impacts, including existing and proposed landscaping, re-cladding of existing retained buildings, the low profile nature of the turbine and the level of existing screening of the proposed site. It is concluded on balance that the current proposals would not result in any unacceptably adverse cumulative or in combination effects on the AONB or the local environment.
- 6.13 Ecology: The Natural Environment section objected to the proposals as submitted on the basis that further information is required on protected species. The response was qualified by recognition that there would be different information requirements if just one of the turbines was erected for training purposes. The applicant has since withdrawn the second turbine from the scheme and it has been recently confirmed that the retained turbine would not be allowed to run overnight during times when it is operational. Natural Environment has confirmed on this basis that a bat survey will not be required.
- 6.14 The proposed turbine would have a hub height of 12m and a 9.7m rotor diameter and would be set back 30m from the nearest established trees. This is less than the limit of 50m between blade tip and hedgerow / trees recommended in Natural England Guidance for bats (TIN051). However, as previously stated, the turbine would not be run at night when bats are active. An appropriate condition has been recommended in Appendix 1. If the applicant subsequently decides that it would be beneficial to allow the turbine to run overnight then it would be necessary, without prejudice, to apply to vary the recommended condition. Any such application would need to be accompanied by a bat survey.
- 6.15 A condition recommended in Appendix 1 allows some flexibility in micro-siting the turbine. This would allow it to be located 10m (1 turbine diameter) further to the north-east which would take it further from the main part of an identified landscape area with potential benefits for birds.
- 6.16 The limited scale of the turbine (9.7m rotor diameter) and its siting 30m away from existing mature trees and hedgerows on the edge of a hardstanding area limits the potential for impact to birds. It is considered reasonable to require a survey of birds to be submitted prior to the bringing into use of the turbine, rather than prior to the determination of the application. This would not prevent the turbine from being erected for training purposes, but would require approval of the bird survey before the rotor

blades were allowed to turn. As the principal purpose of the turbine is stated as training rather than energy generation this should not present an implementation problem for the applicant. An appropriate condition has been recommended in Appendix 1. If the survey concludes that the turbine would pose any risk to birds then the condition would require that the turbine does not operate during specified hours.

- 6.17 With respect to Great Crested Newts the applicant has agreed to extend a mitigation strategy previously agreed in connection with other plant site areas in order to include the proposed turbine and surrounding areas. The mitigation strategy has already been agreed for adjacent areas it is considered that there is a high degree of and the footprint of the proposed turbine is very limited and within an existing heavily trafficked hardstanding area. It is considered therefore that there is a high degree of confidence that an appropriate mitigation strategy can be agreed for the current site and that this matter can also be dealt with by an appropriately worded pre-commencement planning condition. (Core Strategy Policy CS17)
- 6.18 Noise: Some objectors have expressed concerns that the proposed turbine could give rise to noise impact which may impact on the amenity of the nearest residents and the tranquility of the AONB. However, Public Protection has not objected given the characteristics of the turbine and the distance to the nearest residential properties. A condition covering noise limits has been recommended in Appendix 1.

7. CONCLUSION

- 7.1 The scheme has been reduced from two turbines to one which would be assembled and disassembled for training and accreditation purposes. It is considered that the need for a training facility of this nature can be justified in principle as a logical extension of the company's existing renewable energy supply activities.
- 7.2 The turbine would be of a low profile design, only slightly taller than the highest building in the plant yard, and would be located in a well contained part of Lea Quarry, immediately adjacent to the operational plant yard area. Views towards the proposed turbine would be very limited. Whilst objections have been received regarding the effect on the AONB it is not considered that there would be any unacceptably adverse effect on the appearance or setting of the AONB which would be sufficient individually or cumulatively to justify planning refusal. This is having regard also to the renewable energy and employment benefits of the scheme. Nor is it considered that there would be any adverse impact on ecology once the detailed characteristics of the proposals and the recommended conditions are taken into account.
- 7.3 It is concluded that the proposals can be accepted in relation to relevant development plan policies and national guidance, subject to the recommended conditions.

8.0 RISK ASSESSMENT AND OPPORTUNITIES APPRAISAL

Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal - written representations, a hearing or inquiry.

- The decision is challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be a) promptly and b) in any event not later than three months after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

Human Rights

Article 8 give the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community. First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents. This legislation has been taken into account in arriving at the above recommendation.

Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in planning committee members' minds under section 70(2) of the Town and Country Planning Act 1970.

9.0 FINANCIAL IMPLICATIONS

- 9.1 There are likely financial implications of the decision and/or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. BACKGROUND

RELEVANT PLANNING POLICIES

Central Government Guidance:

10.1 National Planning Policy Framework (NPPF) (DCLG – July 2011)

- 10.1.1 The National Planning Policy Framework (NPPF) came into effect in March 2012, replacing most former planning policy statements and guidance notes. The NPPF provides a more concise policy framework emphasizing sustainable development and planning for prosperity. Sustainable development 'is about positive growth – making economic, environmental and social progress for this and future generations'. 'Development that is sustainable should go ahead, without delay - a presumption in favour of sustainable development that is the basis for every plan, and every decision'.

The framework sets out clearly what could make a proposed plan or development unsustainable.

10.1.2 The Government's objective is that planning should support the transition to a low carbon economy in a changing climate, for instance, by the development of renewable energy (s17). To help increase the use and supply of renewable and low-carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low-carbon sources. They should:

- have a positive strategy to promote energy from renewable and low-carbon sources, including deep geothermal energy;
- design their policies to maximise renewable and low-carbon energy development while ensuring that adverse impacts are addressed satisfactorily;
- consider identifying suitable areas for renewable and low-carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;
- support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and
- identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers (s97).

10.1.3 When determining planning applications, local planning authorities should apply the presumption in favour of sustainable development and:

- not require applicants for energy development to demonstrate the overall need for renewable or low-carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application if its impacts are (or can be made) acceptable. Once opportunity areas for renewable and low-carbon energy have been mapped in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying opportunity areas (s98).

Special tests apply however for development affecting National Parks and AONB's (para. 116) and such areas should be afforded the strongest protection. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. The current proposals do not comprise 'major development'.

10.1.4 The areas covered by the NPPF include:

- 1. Building a strong, competitive economy;
- 2. Ensuring the vitality of town centres;
- 3. Supporting a prosperous rural economy;
- 4. Promoting sustainable transport;
- 5. Supporting high quality communications infrastructure;
- 6. Delivering a wide choice of high quality homes;
- 7. Requiring good design;

- 8. Promoting healthy communities;
- 9. Protecting Green Belt land;
- 10. Meeting the challenge of climate change, flooding and coastal change;
- 11. Conserving and enhancing the natural environment;
- 12. Conserving and enhancing the historic environment;
- 13. Facilitating the sustainable use of minerals.

10.2 Core Strategy:

10.2.1 The Shropshire Core Strategy was adopted in February 2011 and sets out strategic objectives including:

- To rebalance rural communities through the delivery of local housing and employment opportunities (objective 3);
- To promote sustainable economic development and growth (objective 6);
- To support the development of sustainable tourism, rural enterprise, broadband connectivity, diversification of the rural economy, and the continued importance of farming and agriculture (objective 7);
- To support the improvement of Shropshire's transport system (objective 8);
- To promote a low carbon Shropshire (objective 9) delivering development which mitigates, and adapts to, the effects of climate change, including flood risk, by promoting more responsible transport and travel choices, more efficient use of energy and resources, the generation of energy from renewable sources, and effective and sustainable waste management.

10.2.2 Core Strategy policies of relevance to the current proposals include:

- CS5: Countryside and Green Belt;
- CS6: Sustainable Design and Development Principles;
- CS13: Economic Development, Enterprise and Employment;
- CS14: Managed release of Employment Land
- CS16: Tourism, Culture and Leisure
- CS17: Environmental Networks
- CS18: Sustainable Water Management

10.3 Saved Local Plan Policies:

10.3.1 Shropshire Structure Plan – Relevant saved policies:

- P16: Protecting air quality;
- P67: Environmental considerations.

10.3.3 The Bridgnorth Local Plan The site is not affected by any specific designations in the Plan. Previously relevant policies have now been replaced by the policies in the Core Strategy.

10.4 Emerging planning policy documents and guidance

10.4.1 Site Management and Allocation of Development Document (SAMDEV) – The site falls within the Much Wenlock area of the emerging SAMDEV but is not subject to any specific allocation. The SAMDEV acknowledges that 'Shropshire must play its part in providing

energy from renewable sources. We want to encourage renewable energy developments but we also need to conserve Shropshire's high quality environment. Current Government guidance suggests we should develop criteria to enable low carbon and renewable energy development to proceed when there are no significant adverse effects on recognised environmental assets'.

10.4.2 Draft development management policies for the SAMDEV have been published and indicate the direction of future policy change. The most relevant directions for the current proposals are:

- MD2 – Promoting sustainable design;
- MD7 – Managing development in the countryside (seeks to protect heritage, landscape and biodiversity assets);
- MD9 – Safeguarding and improving employment investment (includes seeking to protect existing employment sites in rural areas);
- MD11 – Tourism facilities and visitor accommodation;
- MD12 – Protecting and enhancing Shropshire's natural and historic environment.

It is considered that the proposals are in broad compliance with these policy directions.

10.5 Other strategies and considerations:

10.5.1 The UK Renewable Energy Strategy (July 2009) implements the EU Renewable Energy Directive which includes a legally binding UK target to secure 15% of energy from renewables by 2020 (a seven-fold increase from 2008 levels). The government states that this will assist in addressing climate change and security of energy supply whilst creating up to half a million jobs in the renewable energy sector by 2020. The strategy advocates the following targets:

- More than 30% of our electricity generated from renewables, (up from about 5.5% today);
- 12% of our heat generated from renewables, (from very low levels today);
- 10% of transport energy from renewables, (current level of 2.6%).

10.5.2 The UK Low Carbon Transition Plan (July 2009) aims to deliver emission cuts of 18% on 2008 levels by 2020. This will be achieved amongst other matters by getting 40% of our electricity from low carbon sources by 2020 (30% from renewables) and by substantially increasing the requirement for electricity suppliers to sell renewable electricity. The plan also sets out measures to promote greener homes and industries. The Government has put in place a legally binding target to cut emissions 80% by 2050 and a set of five-year "carbon budgets" to 2022 to keep the UK on track.

10.5.3 The Climate Change and Sustainable Energy Act 2006 sets out the Government's long term goal of reducing carbon dioxide emissions by 60% by 2050.

10.5.4 DEFRA's Climate Change Plan 2010 sets out how DEFRA will deal with the challenges of climate change. It refers to anaerobic digestion and states: "Anaerobic Digestion can reduce methane emissions from manures and slurries, whilst at the same time producing renewable energy in the form of biogas and digestate that can be used as fertiliser. The Anaerobic Digestion Implementation Plan published by DEFRA in March 2010, provides

a framework for joint action by Government and Industry to drive a major increase in the use of anaerobic digestion.”

10.5.5 The Shropshire Hills AONB Management Plan The AONB Management Plan is a statutory document which the local authorities are required to produce jointly, and aims to influence and guide organisations and individuals on a wide range of topics. The review of the statutory AONB Management Plan started in 2012, and will lead to a new Plan covering the period 2014-19. The Management Plan’s Vision is that “the natural beauty of the Shropshire Hills landscape is conserved, enhanced and helped to adapt by sympathetic land management, by co-ordinated action and by sustainable communities; and is valued for its richness of geology, wildlife and heritage, and its contribution to prosperity and wellbeing”. The AONB designation is not about preventing change, but managing change in a positive way and securing maximum benefit for the area. The Management Plan defines the following strategic priorities to guide action for 2009 to 2014:

- Valuing, conserving and enhancing what we have: Conserving the landscape, including habitats and wildlife, heritage, tranquility and environmental quality, with adequate advice, support and funding. Ensuring that development is sensitive and appropriate in terms of scale, location and good design.
- Keeping the Shropshire Hills countryside thriving: Supporting farming and land management activities which maintain the landscape, developing local supply chains for food, wood and other products, and raising consumer awareness. Developing the local economy in harmony with the area’s environmental assets. Helping communities to be sustainable, with appropriate affordable housing and business activity.
- Shifting to low carbon: Taking the right action to mitigate climate change – by conserving energy and reducing transport impacts, developing renewables appropriately, and managing land to minimise emissions and optimise carbon storage.
- Adapting for the future, working alongside nature: Achieving conservation at a landscape scale – restoring and re-creating habitat networks. Looking after the ecosystem services which keep us alive – food, water, air, energy, raw materials, soil, etc. Social and economic adaptation – improving resilience of infrastructure and communities.
- Helping people to connect with the AONB: Raising awareness of the AONB and its special qualities, developing sense of place. Maximising enjoyment and wellbeing, and increasing opportunities for active community involvement. Supporting relevant learning, skills and training.

10.5.6 In relation to economic development the plan states (p32) that ‘the economic (and social) inter-relationship between towns and their rural hinterlands needs to be nurtured and re-discovered. Church Stretton is particularly relevant here, but links between the AONB and the significant number of towns lying just outside it are important too. As well as having a concentration of high quality scenery, biodiversity and heritage, the Shropshire Hills is a lagging area by many social and economic indices. *Economic development is therefore a priority, but must be taken forward in ways which do not undermine the high quality environment of the AONB*, which itself is a significant long term economic asset. The right kind of economic activity (e.g. in farming and forestry) can sustain the quality of the landscape, and the quality of the landscape can in turn sustain other economic activities (e.g. tourism). The planning system should help to enable appropriate sustainable forms

of development. Awareness could be raised substantially by encouraging or requiring appraisal of the overall sustainability of development proposals against economic, social and environmental criteria. With guidance and support, many people are willing to improve their proposals.

10.5.7 The Much Wenlock Neighbourhood Plan: Key objectives relevant to the current proposals include:

- i. Objective 1 - Local economy and jobs:
The Neighbourhood Plan will facilitate opportunities for new and existing businesses to create employment growth and it will do this through:
 - the designation of additional land
 - the approval of new premises in appropriate location(s)
 - allowing new mixed-use development so appropriate businesses can operate from homes and dwellings and
 - by resisting the change of use of sites currently designated for employment purposes

- ii. Objective 6: Achieving a more sustainable community and addressing climate change:
The Plan will encourage a move towards a low- carbon economy which includes local food production and the generation of renewable energy. We will do this through:
 - Permitting the allocation of land within the parish to support food production that meets local needs and the local market;
 - *Responding positively to proposals for sites for hydro-electricity, anaerobic digestion or wood fuel projects and encourage their use in the local community.*

- iii. Objective 8: Protecting and improving local green and open spaces:
The Neighbourhood Plan will ensure that
 - existing areas of open and green spaces within the parish are retained and their quality is improved;
 - additional areas of open and green spaces are created within new developments
 - the provision of accessible open space meets or exceeds [Shropshire Council] standards for green and play spaces and allotments
 - new developments will include gardens of appropriate scale to the property

- iv. Objective 9: Improving and protecting the local landscape and wildlife:
The Neighbourhood Plan will encourage sympathetic management of the countryside around Much Wenlock to enhance the high quality landscape, improve local biodiversity and other benefits to the community as part of our 'green infrastructure'

- v. Other relevant objectives:
Objective 3: Traffic management and community well-being;
Objective 4: Community facilities;
Objective 7: Protecting our local environment through well-designed development;
The plan lists the following future issue to consider:
How do we reconcile the desire to restore disused quarries for wildlife and recreation with the suggestion that new industry should be located in disused quarries?

11. RELEVANT PLANNING HISTORY:

- 11.1 Edge Renewables occupied Lea Quarry as a tenant in late 2011 and acquired the site in December 2012. Permission was subsequently granted for wood chip processing and associated activities on part of the former quarry site including the current application site on 6th March 2013 (12/03034/MAW). Some minor ancillary applications and schemes to discharge conditions linked to the above permission have been approved since this time. A number of further applications to consolidate and develop the renewable energy use at the site have subsequently been approved.

List of Background Papers : Planning Applications 13/03159/FUL and 12/03034/MAW and supporting documents and plans.

Cabinet Member (Portfolio Holder): Cllr M. Price

Local Member: Cllr David Turner

Appendices: APPENDIX 1

APPENDIX 1

Statement of Compliance with Article 31 of the Town and Country Development Management Procedure Order 2012

The authority worked with the applicant in a positive and pro-active manner in order to seek solutions to problems arising in the processing of the planning application. This is in accordance with the advice of the Governments Chief Planning Officer to work with applicants in the context of the NPPF towards positive outcomes. The applicant sought and was provided with informal pre-application advice by the authority. The submitted scheme, has allowed the identified planning issues raised by the proposals to be satisfactorily addressed, subject to the recommended planning conditions.

Conditions:

Commencement of development

- 1a. The development to which this planning permission relates shall be commenced within three years beginning with the date of this permission.
- b. Not less than two weeks prior notice of the intended date for the commencement of any development at the Site shall be provided in writing to the Local Planning Authority. Such date shall be referred to hereinafter as 'the Commencement Date'.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 (1a) and to define the Commencement Date for the development hereby approved (1b).

3. Except as otherwise provided in the conditions attached to this permission the operations and uses hereby permitted shall be carried out strictly in accordance with the approved scheme comprising:-
 - i. The application form dated 29th May 2014 and the supporting Planning Design and Access Statement dated from A.C.Craig Associates.
 - ii. The permitted drawing accompanying the planning application, namely drawing reference 1200/12 - 48 (proposed site layout drawing - revision A);
 - iii. The turbine specifications stated on page 6 of the manufacturer's brochure entitled Evco Energy.

Reason: To define the permitted development and protect the amenity of the area.

Note: All other aspects relating to the renewable energy operations within the application site which are not covered by any ancillary planning approvals shall continue to be controlled under the main planning permission for renewable energy uses at the Site reference 12/03034/MAW.

Surface Treatment for Turbine and Hard Surfaces

4. Prior to the commencement date a scheme detailing the finish and colour of the wind turbine shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To confirm surface treatments within the Site in the interests of visual amenity.

Note: consideration should be given to marking the turbine hub so that it is more visible to birds.

- 5a. Prior to the Commencement Date a Great Crested Newt mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall demonstrate the measures which shall be undertaken in order to avoid the potential for any adverse impact on this protected species arising from the development.
- b. The strategy shall take account of the recommendations in the 'Lea Quarry Assessment of proposed development work, Impacts on Great Crested Newts' (August 2013) by Penny Anderson Associates Ltd and shall be implemented in accordance with the approved details.

Reason: To ensure the protection of Great Crested Newts, a European Protected Species

- 6a. Prior to the Commencement Date a bird risk report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail the measures which shall be undertaken in order to ensure that the proposals do not cause any unacceptable risk to birds.
- b. The rotors of this training turbine shall not be allowed to rotate unless the report confirms that this can occur without giving rise to an unacceptable risk to birds.
- c. The bird risk report shall be implemented in full accordance with the approved details and the Local Planning Authority shall receive written notification to this effect prior to any rotation of the turbine blades.

Reason: To ensure that the proposals do not give rise to any unacceptable risk to flying birds, including protected species.

- 7a. Notwithstanding Condition 9, no operations involving rotation of the turbine blades shall take place outside of the following hours under the terms of this permission unless a bat risk report has been submitted to and approved in writing by the Local Planning Authority:

Summer times (April to September inclusive): 06.30hrs – 19.30hrs
Winter times (October to March inclusive): 08.00 – 17.00hrs

- b. The recommendations of the report shall be implemented in accordance with the approved details

Reason: To safeguard protected species including bats and birds

8. All existing hedgerows, shrubs and trees on the margins of the Site shall be protected from damage during construction and disassembly operations.

Reason: To avoid damage to existing vegetation in the interests of ecology and visual amenity.

Notes:

- i. *The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent.*
- ii. *Operations should be managed to avoid the need to commence work affecting vegetation in the bird nesting season which runs from March to September inclusive. If it is necessary for work affecting vegetation to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests shall be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist shall be called in to carry out the check. Work affecting vegetation shall not proceed unless it can be demonstrated to the Local Planning Authority that there are no active nests present.*
- iii. *All species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). If there is ever any evidence of a bat strike then the turbine should be shut off and discussions held with Natural England before it is allowed to resume activity.*

Noise:

9. The noise emissions from the wind turbine (including the application of any tonal penalty) shall not exceed a sound pressure level of 35dB LAeqT at 8m/s hub height wind speed free field at the curtilage of any dwelling (including garden areas) lawfully existing at the time of this consent (excluding that in the ownership or control of the applicant extant at the time that planning permission was granted). T = (4 X Turbine blade diameter) seconds.

Reason: In order to protect the amenities of the occupiers of nearby properties and the area in general.

10. The wind turbine hereby permitted shall be maintained to operate and perform in accordance with the manufacturer's specifications/recommendations.

Reason: In order to protect the amenities of the occupiers of nearby properties and the area in general

11. Following notification from the Local Planning Authority (LPA) that a justified complaint has been received, the wind turbine operator shall, at their own expense, employ a suitably competent and qualified person to measure and assess, by a method to be approved in writing by the LPA, whether noise from the turbine meets the specified level. The assessment shall be commenced within 21 days of the notification, or such longer time as approved by the LPA. A copy of the assessment report, together with all

recorded data and audio files obtained as part of the assessment, shall be provided to the LPA (in electronic form) within 60 days of the notification. The operation of the turbine shall cease if the specified level is confirmed as being exceeded.

Reason: In order to protect the amenities of the occupiers of nearby properties and the area in general.

Micro-siting

12. The turbine may be micro-sited within 10 metres (i.e. one turbine blade diameter) of the position shown on the approved location plan, provided this does not take the turbine any closer to established vegetation to the south and west of the site.

Reason: To provide an appropriate degree of flexibility to accommodate minor changes in placement of the turbine within the site for engineering and ecological reasons and having regard to safety implications linked to the topple distance.

Note: It is recommended that consideration is given to micro-siting the turbine a further 10m to the north-east so that it is located further from the mature vegetation to the south west in the interests of ecology.

Hours for construction and disassembly

13. The hours of during which construction and disassembly of the turbine may take place shall be 0730 to 1900 hours on Mondays to Fridays and 0730 to 1400 hours on Saturdays. No such operations shall take place on Sundays or public holidays.

Reason: To protect local amenities including within the AONB.

Restriction of use

14. The use hereby approved shall relate purely to the erection and disassembly of the turbine for training purposed by staff employed directly by Edge Renewables Ltd or any nominated subcontractors or successor in title.

Reason: In accordance with the permitted details and in the interests of general amenity.

Time Limits / Decommissioning

15. The trial wind turbine and its associated ancillary equipment shall be removed from the Site not later than 30 years from the date of this permission and the Site shall be restored in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority. Such restoration shall be completed not later than 31 years from the date of this permission and the restoration works shall be undertaken in full accordance with the approved details.

Reason: To facilitate decommissioning and restoration of the Site within an acceptable timescale following the end of the typical planned design life for a wind turbine facility in accordance with Government advice in the Renewable and Low Carbon Energy Guide (DCLG, July 2013).