

**AGENDA ITEM No. 7**

PEAK DISTRICT NATIONAL PARK AUTHORITY

NATIONAL PARK AUTHORITY MEETING

23 MAY 2008

STRATEGY & DEVELOPMENT

PART A

1. **CONSIDERATION OF PLANNING APPLICATION REFERRED FROM PLANNING COMMITTEE**

**FULL APPLICATION – ERECTION OF 9.7M HIGH WIND TURBINE, WHITE EDGE LODGE, LONGSHAW ESTATE, LONGSHAW (NP/DDD/0108/0041, P.754, 18.02.08, 2643 7988/KW)**

**APPLICANT: NATIONAL TRUST**

**Proposal**

- 1 This planning application was considered by the Planning Committee on the 18 April 2008 and it was resolved :
- 2 That the Authority be recommended to APPROVE the application subject to the following conditions:
  1. Submission and agreement of colour.
  2. All associated cabling and features to be placed underground with cable to building being trenched.
  3. Turbine to be removed when no longer needed.

Footnote:

Archaeological watching brief on earthworks.

- 3 It is now necessary for the Authority to consider the application on the basis that the officer recommendation was to refuse it on the basis that the proposal is considered contrary to policies in the Structure and Local Plans. The reasons for the officer recommendation are contained in the report to Planning committee which is attached as an appendix to this report.

4 **RECOMMENDATION:**

**a). That the application be REFUSED for the following reasons:**

1. **Landscape grounds, contrary to policies GS1, C2, C17, LC4 and LU4, prominent structure, which would spoil the landscape character of the surrounding area.**
2. **Contrary to policies C1 and LC1 as proposal does not amount to exceptional circumstances required for the conservation or management of the Natural Zone.**

**b)The issue of the decision be deferred until the expiry of the statutory publicity period. In the event that further representations are received within the statutory publicity period, delegated authority be given to the Chair and the Head of the Planning service to consider the need to refer the application back to the Authority for further consideration.**

### **Background**

- 5 White Edge Lodge is situated in an isolated and prominent position on White Edge Moor, which is part of the National Trust's Longshaw Estate. The Lodge is a grade II listed structure and is a prominent feature in the moorland landscape situated about 880m northwest of The Grouse Inn. The property is presently used as a holiday-let. The site is within the Eastern Peak District Moors Site Of Special Scientific Interest (SSSI), Peak District Moors (South Pennine Moor Phase 1) Special Protection Area (SPA); and South Pennine Moors Special Area of Conservation (SAC). The site lies within the Natural Zone as defined in the Local Plan
- 6 The application is for the erection of a 9.7m high wind turbine 90 north west of The Lodge within open moorland beyond the curtilage of White Lodge

### **Policy considerations**

- 7 The section in the committee report (attached as an Appendix), titled Policy Considerations, explains in detail the officer judgement that the proposal is contrary to policies.
- 8 In particular, the site is within the natural zone where in Policy C1 of the Local Plan (Conserving and managing the Natural Zone) there is a presumption against development unless there are exceptional circumstances. Such circumstances are described as those in which a suitable, more acceptable location cannot be found elsewhere or it is essential in the national interest or the management of the Natural Zone; or for the conservation and enhancement of the National Park's valued characteristics. Development that would serve only to make land management or access easier will not be regarded as essential
- 9 In respect of renewable energy generation, the Authority's Structure (C17) and Local Plan policies (LC4 & LU4) state that this is permitted, provided that they are of a small scale and can be accommodated without harm to the valued characteristics or other established uses of the area. Furthermore, such installations will normally be permitted provided that they do not detract from the appearance of the landscape, or the building being served.
- 10 The recent (December 2007) overarching government advice in the supplement to Planning Policy Statement 1(PPS 1 )"Planning and Climate Change" ,whilst promoting the use of renewable technologies does not alter the fundamental advice in PPS 22 regarding "Renewable Energy". This advises that in national parks renewables development will be acceptable provided it does not compromise the designation and indicates that small scale development should be permitted provided there is no significant environmental detriment.
- 11 In considering the application the Planning Committee accepted the applicant's contention that there are exceptional circumstances to warrant the approval of this proposal. Members advocating grant of the proposal considered the exceptional reasons were essentially on the basis that the property has no mains connections, the site is conducive to the harnessing of wind power due to its elevated, open position and there is partial screening of the turbine from views to the north and west. In these

circumstances, it was considered the benefits in reducing carbon omissions outweighed any harm to the landscape.

- 12 The turbine is highly visible from a number of public footpaths to the east on White Edge and the south. Approval of this proposal would not be consistent with policies and recent refusal of similar scale turbines in less sensitive locations elsewhere in the park.

### **Publicity Requirements**

- 13 Under the Town and Country Planning Development Plan Directions 1999 it has also been necessary to further publicise the application as a departure from the development plan. At the time of writing no further representation have been received but it is necessary to make provision in the event of the receipt of further representations after the Committee, but before the expiry of the publicity period. In this respect it is recommended above that delegated authority be given to the Head of Planning, in consultation with the Chair, to consider the need to report the item back to the Authority meeting.

**APPENDIX**

**Background**

1 None

**Resources**

2 None

**Risk Management**

3 None

**Human Rights, Equalities, Health & Safety**

4 None

**Consultees**

5 None

**Enclosures**

6 Report to Planning Committee April 2008

**List of Background Papers** (not previously published)

7 None

**Report Author**

8 Robert Bryan, Head of the Planning Service

**Publication date**

9 15 May 2008