

DELEGATED DECISION REPORT

HPK/2024/0100
Valid 29/05/2024

COTE BANK FARM
CHINLEY

ERECTION OF A WIND
TURBINE

(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Impact on Green Belt
- Landscape and Visual Impact
- Ecology
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site relates to an agricultural parcel of land on the northern slopes of the Chinley/Buxworth Valley some 250m north of Cote Bank Farm. The site is accessed via a single agricultural farm track that extends from Stubbins Lane, situated in the open countryside, in the Green Belt and just 300m from the Peak District National Park (PDNP) at its closest point.

PROPOSAL

The application seeks full planning permission for a wind turbine, which would comprise a hub, reaching a height of 10.3m, with three blades extending outwards from the hub, extending to a maximum tip height of 14.5m. The turbine would be situated within reinforced concrete base that has a foundation depth of 1.1m and width of 3.0m.

The proposed wind turbine would have a maximum output of 15kW which as stated within the supporting Planning Statement will be used to power the existing agricultural business, in addition to feeding electricity back to the National Grid.

Throughout the consultation process, the applicant has submitted a revised Planning Statement (Version 3), a supporting Letter dated 18/06/2024, and a further supporting Letter dated 12/08/2024, which in both cases refer to appeal decisions.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S6 Central Sub-area Strategy
EQ1 Climate Change
EQ2 Landscape Character
EQ3 Rural Development
EQ4 Green Belt Development
EQ5 Biodiversity
EQ6 Design and Place Making
EQ10 Pollution and Unstable Land
CF6 Accessibility and Transport

Supplementary Planning Documents

Landscape Character Assessment SPD (2006)
Design Guide SPD (2018)

National Planning Policy Framework 2024

Achieving Sustainable Development	Chapter 2
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed and Beautiful Places	Chapter 12
Protecting Green Belt Land	Chapter 13
Meeting the Challenge of Climate Change	Chapter 14
Conserving and Enhancing the Natural Environment	Chapter 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 11th July 2024
Neighbour consultation period ends: 2nd July 2024
Press Advert: N/A

Public Comments

1no. representation has been received in support of the application making the case that the proposed turbine is unobtrusive and that this type of development is crucial in helping to achieve the Government's net zero targets.

Chinley Brownside and Buxworth Parish Council Comments

No Objections

Peak District National Park

Before commenting on landscape impact I do have serious concerns about the quality of the submission and its supporting information as follows;

- The supporting statement nor the LVA consider the National Park despite it being within 270m from the boundary.
- The location shown for the turbine would appear to move between different documents
- The LVA photomontages seem to have it in a different location within the field than the location plan suggests.
- The LVA does not conform to the landscape Institutes guidelines for production of such assessments
- There are no montages from the two footpaths in the immediate locality of the site from where the landscape impact would be particularly obvious and prominent. I have not walked them but the topography would suggest a high adverse visual impact due to skylining in views of the National park
- The LVA viewpoints seem to be too car driver focussed as all are taken from roads which does not represent an appropriate or thorough approach to landscape assessment designed to gain a full understanding of impact.
- No ecological assessment upon birds
- No BNG or precise details about the access road for construction and maintenance which would surely require land taking the proposal over the 25m de-minimis threshold?

Clearly some of the issues raised above are matters for your Council to determine and I will confine our comments to the impact on the National Park, however I view the above matters as raising such serious concerns that they would prevent any positive determination.

In terms of our remit my view is that the proposed turbine would have a significant adverse visual impact from public vantage points both from within the National Park looking out and in this case perhaps more importantly looking back in views of the Park. In these the turbine would appear in the foreground and the skyline of some views as a prominent and intrusive structure sitting in an isolated position in open countryside.

I have not walked the footpaths and this response is based on a desk exercise, nevertheless the turbine would clearly be very apparent from surrounding vantage

points and the proposal would lead to a significant adverse visual change and impact. This would be exacerbated by the movement of the blades which would result in a much larger impact as such movement renders turbines disproportionately more obvious in the wider landscape and in glimpsed views than any static montage would suggest. The turbine would also appear to breach the sky-line in a number of views into the Park

To conclude, the Authority objects strongly to this proposal on the basis that proposed turbine would have an significant adverse impact upon the setting of the National Park landscape and its special qualities. In the absence of any ecological information it may also have an adverse impact on bird populations in the vicinity and the National Park. Finally the supporting LVA and supporting planning statement are inadequate to enable a proper and fully rounded assessment of the true landscape impact of the proposal.

Natural England

Refers to standing advice

Ministry of Defence (MOD)

No objections subject to conditions

Environmental Health

It would be useful for the applicant to submit details of the predicted sound power output of the turbine. This should be available from the manufacturer. Without this you will be unable to determine the likely effects on neighbouring properties.

Derbyshire Wildlife Trust

No objection subject to conditions.

Derbyshire County Council Highways

No objections subject

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for a wind turbine that would generate a modest amount of renewable energy, helping to secure the long term sustainability of the existing farm business, in addition to supplying a small amount of renewable energy back to the National Grid, making a small contribution to the overall Government target of achieving nett zero.

The application fully supports the aims and objectives of Local Plan (LP) Policy EQ1, and relevant national policies contained under Chapter 14 of the NPPF, in so far as it supports a transition to a low carbon future and introduces a renewable energy

source, and also aims and objectives set out under LP Policy EQ3 and relevant paragraphs under Chapter 6 of the NPPF with regards to supporting the rural economy and farm diversification. The principle of a renewable energy development is therefore supported throughout the High Peak subject to specific material planning considerations and constraints.

It should be noted that Paragraph 163 and associated footnote 58 of the previous iteration of the NPPF (Dec 2023) made clear that a planning application for wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan or a supplementary planning document; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been appropriately addressed and the proposal has community support.

The letter submitted by the applicant on 18th June 2024 sought to argue that in the absence of the Local Planning Authority identifying land for wind turbines either within the Local Plan or within an SPD, the Local Plan is silent in this regard. However, in light of changes to the NPPF that came into force in December 2024, this issue is no longer relevant as the requirement for a renewable energy wind turbine development to coincide with a specific geographic area within the Local Plan or SPD has been discarded.

A further letter dated 12th August 2024 sought to argue that the installation of a turbine can be considered an erection of a building. Officers provided a written response to this argument by way of an email dated 17th December 2024:

"I acknowledge receipt of your letter and potential position with regards to Section 336 of the TCPA and paragraph 154 of the NPPF. Whilst your argument is commendable and well structured, my initial professional opinion would be that the turbine is not a building for agriculture in so far as it is not used directly for the purposes of agriculture as defined under S336. To my mind, the logical position would be that an agricultural building has to be directly associated with the operational aspects of agriculture (e.g. the storage of plant and machinery, the storage of crops/hay/livestock etc.). The generation of renewable energy, whilst relating to the agricultural unit, is not directly associated with its operations, and therefore whilst I fully understand this argument, I would question its validity and credibility."

The site lies within the open countryside and in the Green Belt and as such the application is subject to LP Policies EQ3 and EQ4. The former relates to all developments in the rural areas, and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness.

The latter refers to all development proposals in the Green Belt, and states that such applications must be assessed in line with restrictive national policies contained under Chapter 13 of the NPPF.

As such, the principle of development can only be supported where the application can demonstrate compliance with LP Policies EQ3 and EQ4, notwithstanding all other material planning considerations.

Impact on Green Belt

Paragraph 142 of the NPPF highlights that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraphs 154 and 155 of the NPPF set out the instances whereby new buildings/structure and other forms of development are not inappropriate development in the Green Belt and are therefore acceptable in principle.

The proposed wind turbine does not fall within any of the exceptions to inappropriate development set out under Paragraphs 154 and 155 of the NPPF and as such the application constitutes inappropriate development in the Green Belt.

Paragraph 160 confirms the above, by stating that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

As such, the application will only be positively determined if Very Special Circumstances exist which outweigh the substantial harm by reason of inappropriateness, and any other harm, which amounts to harm to the openness of the Green Belt, which is examined below.

It has been held as a matter of law that the term 'openness' in relation to the Green Belt has both a spatial and visual aspect, and that the assessment of harm to openness must take account of both factors.

The proposed development comprises a mono-pole mast reaching a height of some 10.5m with three blades that results in a maximum height of 14.5m, in a rural isolated remote location on the steep northern slopes of the Goyt valley. Given its relatively small footprint, and minimal massing, it is considered that the spatial harm to openness would be negligible. However, given its prominence from both short and middle distance views, as evidenced by the photomontages on the supporting

Landscape Visual Assessment (LVA), it is considered that there would be a degree of harm to the visual harm of openness.

The harm identified to the Green Belt by reason of inappropriateness and harm to openness above in addition to any other identified adverse impacts, must be weighed and balanced against the Very Special Circumstances presented by the applicant. This is undertaken in the planning balance section towards the end of this report.

Landscape and Visual Impact

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ2 seeks to protect, enhance and restore the landscape character of the Plan Area by requiring development to have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, and that are sympathetic to and are informed by the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document. Proposals will be resisted which harm or be detrimental to the character and appearance of the local and wider landscape.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The Landscape Character Assessment SPD (2006) and Design Guide SPD (2018) provide useful guidance for ensuring that new development is sited and designed in a manner appropriate for their immediate and wider context.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

Paragraph 189 of the NPPF states that great weight should be given to conserving and enhancing 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 these issues.

The application site lies in a prominent and sensitive location on the northern slopes of the Chinley/Buxworth valley, visible in the short, medium and long distance, and within close proximity to the PDNP, located some 270m at its closest point.

The application is accompanied by a Landscape and Visual Assessment prepared by the agent. A point of note is that this assessment does not appear to have been prepared by a suitably qualified landscape professional. It is also not clear whether the accepted methodology for undertaking this type of assessment as set out under “*Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013 (the Guidelines)* published by the Landscape Institute/Institute of Environmental Management and Assessment”, has been followed.

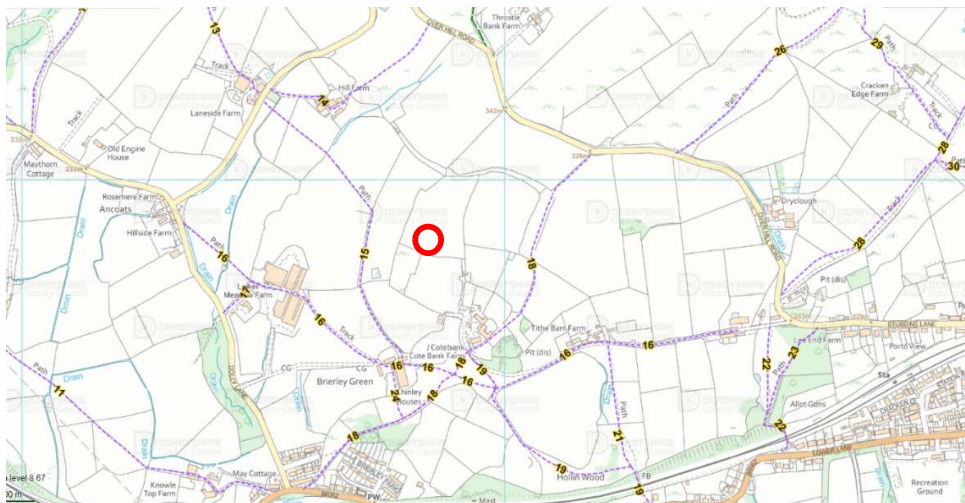
The usual methodology for compiling this type of assessment is to use computer modelling to produce a Zone of Theoretical Vision (ZTV), which essentially shows where the turbine will be visible from purely based on topography. Viewpoints should then be selected from this ZTV in the short, middle and long distance views, from a range of receptor points, which can include residential properties, public footpaths, public highways, and other places of interest.

A total of 9 viewpoints are considered within the assessment with a further two points stated as ‘not visible’. No justification for the relatively low number of viewpoints, and why each viewpoint was specifically selected and others discounted, is provided within the assessment.

In the latest Planning Statement, the applicant’s position is stated as follows:

5.6 *The proposed development will impact the landscape but this is considered to be minor impact given the position and size of the proposed turbine within the topography. Whilst the site is clearly visible within the landscape, from the majority of locations, it is viewed in the context of a traditional field pattern against a rising hillside or against existing built development.*

There is a distinct lack of detail within the Planning Statement which at no point considers the setting of the PDNP and the potential impact of the proposed wind turbine upon it, amplified by the fact that no viewpoints were selected from within the PDNP boundary, with the PDNP comments specifically identifying that the applicant has chosen to ignore views from two footpaths within close proximity, whereby the turbine is likely to be read in context with the PDNP. A map of the Public Rights of Way in relation to the turbine location is shown below.



Whilst it is accepted that the proposed wind turbine is towards the lower end of the scale with regards to its height, the sensitivity and prominence of the site within close proximity to the PDNP demands that a full and comprehensive assessment of the landscape and visual impacts is undertaken in line with accepted methodology carried out by a suitably qualified landscape professional, ideally in consultation with PDNP.

Notwithstanding the above, the PDNP have raised significant concerns with regards to there being significant adverse visual impacts from public vantage points both in relation to looking in to and out of the Park, with more emphasis on the former. It is submitted by this consultee that irrespective of whether the turbine does or does not 'pierce' the skyline, the turbine would nevertheless appear in the foreground and some skyline views as a prominent and intrusive structure, sitting in an isolated position in the open countryside.

Responding to the above, it is firstly not uncommon for turbines to stand in an isolated location. Indeed this is reasonable and necessary in order to ensure that other material planning considerations, such as proximity to trees, habitat and sensitive receptors such as residential properties are suitably addressed.

Wind turbines are now a common and widely accepted feature of the rural landscape and therefore given the modest scale of this turbine comparable to others in the market, it is not considered that the presence of the wind turbine in the open countryside in its own right gives rise to any harm to the immediate rural landscape character. There is not considered to be any conflict with regards to the design and appearance of the structure itself and its relationship with its rural context, having regard to LP Policy EQ6.

However, in this case, there is a requirement, having regard to LP Policies EQ2 and EQ3, to consider the potential impact of the wind turbine upon the setting of the PDNP, and not just the impact on the open countryside within the High Peak.

In light of the comments received from the PDNP, it is clear that in its current form, in the absence of a comprehensive and detailed LVIA prepared by a suitably qualified landscape professional in line with accepted methodology for carrying out such assessments, the Council are unable to positively conclude that the proposed turbine would preserve the special characteristics and scenic beauty of the PDNP.

Moreover, irrespective of whether such an assessment was submitted, it is unlikely that this would address the concerns of the PDNP based on their comments, given the very close proximity and relationship between the site and the Park and when considering close distance views when looking north/northeastwards from footpaths and other receptors south/south west of the site.

The comments from the PDNP also note that the adverse impacts on the setting of the Park would be exacerbated by the movement of the blades, resulting in a large impacts given that such movements renders turbines disproportionately more obvious in the wider landscape and in glimpsed views than any static montage suggests.

When taking account of the above analysis, Officers take the view that whilst the siting of the proposed wind turbine (which is of a modest scale comparable to other similar developments) would not adversely harm the rural landscape character of the High Peak, it would, due to its prominence and close proximity, have a significant adverse impact on the setting of the PDNP, and thus the application results in conflict with LP Policies EQ2 and EQ3, and relevant paragraphs contained under Chapters 12 and 15 of the NPPF.

Ecology

The Environment Act (2021) came into force in the spring of 2024 and places a legal requirement on all developments to provide a 10% uplift in Biodiversity Net Gain (BNG) unless they otherwise fall within one of a limited number of exemptions.

LP Policy EQ5 requires all new development proposals to demonstrate that any protected species and habitats within the site will not be adversely affected and seeks to promote a net gain in biodiversity by securing appropriate mitigation and ecological enhancements where appropriate.

Chapter 15 of the NPPF contains relevant national policies aimed at conserving and enhancing the Natural Environment. Paragraph 187 states that when determining planning applications, local planning authorities should ensure that significant harm does not result from development, through adequate mitigation where appropriate.

The application was not supported by any Ecological Appraisal or BNG Assessment. Having reviewed the application, Derbyshire Wildlife Trust are satisfied that the application is exempt from BNG due to falling within the 'De Minimis' exemption. As such, there is no requirement to secure a 10% gain in BNG.

The response received from Derbyshire Wildlife Trust goes on to confirm that the proposed development would not result in any harm to protected species, including birds, and subject to a condition securing a Construction Environmental Management Plan, there are no objections to the application.

As such, notwithstanding the harm identified to the openness of the Green Belt and to the setting of the Peak District National Park, the application is considered to be compliant with the Environment Act (2021), LP Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties.

LP Policy EQ10 seeks to ensure that people and the environment are protected from adverse impacts relating to issues including air pollution, noise, light pollution or any other nuisance or harm to amenity, by securing appropriate mitigation by way of planning conditions and obligations.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

Paragraph 191 of the NPPF states that policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation

The supporting Planning Statement does not assess the merits of the proposal with regards to potential impacts on public and residential amenity. No information has been provided with regards to the predicted sound power output from the turbine.

The nearest residential property is located approximately 250m from the nearest residential receptor. Should Officers be in a position to support this application, it is considered that this issue could be satisfactorily resolved by working with the applicant to request an appropriate level of information and confirm that based on such information, there would not be any impacts upon neighbouring properties.

However, in determining the application in its current form, the absence of any information regarding sound input and noise levels and any assessment as may be necessary means that in its current form, the Council are unable to positively determine that the application would not result in any harm to the amenity of neighbouring residential properties with regards to noise. As such, the application is contrary to LP Policy EQ10 and relevant paragraphs under Chapter 15 of the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network.

Paragraph 115 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 116 goes to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Planning Statement states the following with regards to access and highways:

5.8 *The turbine will be installed by the applicant to serve their farming operations. Maintenance and repair will not result in large numbers of vehicular movements and the turbine will be accessed by a 4x4 without the need for a new track to be installed*

6.9 *A safe and satisfactory access for construction and maintenance traffic can be provided without permanent damage to the immediate and wider environment..*

No further details are submitted with regards to the installation and construction phase of the development. The Highways Authority have required further information in this regard in order to assess the potential impact of the construction phase upon the public highway and nearby public footpaths.

Should Officers be in a position to support this application, it is considered that this issue could be satisfactorily resolved by working with the applicant to request an appropriate level of information and subject to positive comments from the Highways Authority, conclude that matters of highway safety have been satisfactorily addressed.

However, in determining the application in its current form, the absence of any information regarding the construction and installation process, and the nature and number of vehicle movements required to facilitate the development, means that in its current form, the Council are unable to positively determine that the application would not result in any harm to the highway safety, and as such the application is in conflict with LP Policy CF6 and relevant paragraphs under Chapter 9 of the NPPF.

Other Matters

The comments from the PDNP ascertain that the location of the wind turbine is shown to be located in different places in different documents. Given that the Application Form confirms the Easting and Northing of the proposed turbine, Officers are satisfied that the assessment within this report which informs the decision notice is based on correct information.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks full planning permission for the construction of a single three bladed wind turbine standing 15m in height, on a site that lies in a relatively isolated location on the northern slopes of the Chinley/Buxworth valley, in a prominent and visually sensitive location, situated less than 300m from the Peak District National Park boundary. The site is also constrained by being situated within the North Derbyshire Green Belt.

Firstly, the proposed development is fully supported by LP Policy EQ1 and relevant paragraphs contained under Chapter 14 of the NPPF, as well as LP Policy EQ3 and relevant paragraphs under Chapter 6 of the NPPF in so far as supporting the rural economy and farm diversification.

Second, the proposed development is situated within the Green Belt and comprises inappropriate development. In addition, the proposed development has been found to result in a degree of harm to the openness of the Green Belt. In order to comply with LP Policy EQ4 and relevant paragraphs under Chapter 13 of the NPPF, the application is required to provide Very Special Circumstances that outweigh the substantial harm to the Green Belt by reason of inappropriateness, and the other harm to openness identified.

The Very Special Circumstances presented by the applicant amount to the following as set out at paragraphs 5.2 and 5.3 of the latest Planning Statement:

1. Public benefits associated with the contribution of the development towards renewable energy generation and the move towards cutting greenhouse gases and nett zero and reducing reliance on national grid.
2. Farm diversification benefits that will allow the farm to be sustainable in the medium to long term having regard to the rising costs of energy, thereby supporting and promoting a strong rural economy.

As evidenced by relevant case law, demonstrating Very Special Circumstances is somewhat of a high bar to clear, and consideration is given to them on the individual merits of an application.

The weight to be given to the benefits of a renewable energy generation project will therefore vary depending on the individual merits of each application. For a small turbine as this, the public benefits are somewhat limited, with the main benefit being to the applicant's (private) business. Whilst the sustainability of a rural business is also a benefit, it is the case that as a matter of planning judgement, Officers consider that these benefits attract only moderate weight in the overall planning balance.

This report has identified that the proposed development would amount to a degree of harm to the openness of the Green Belt in addition to being harmful by reason of inappropriateness. Substantial weight must be given to such harm.

As such, it is considered that in the overall planning balance, the modest benefits associated with the generation of renewable energy, the move towards nett zero and away from greenhouse gas emissions, and the benefits associated with the applicant's farm business, is not outweighed by the substantial harm to the Green Belt, including to the openness of the Green Belt, and therefore the application is in direct conflict with LP Policy EQ4, and relevant paragraphs under Chapter 13 of the NPPF.

In addition to the above, having regard to consultation comments from the PDNP, it is the case that the proposed turbine, based on the level of detailed analysis submitted with the application, will result in harm to the setting of the National Park, which should also be given significant weight in the overall balance.

Whilst current reasons for refusal relating to Amenity and Highway Safety would likely fall away subject to further technical assessments and information being submitted to the satisfaction of the relevant consultee, the absence of this detail at the time of determining the application adds further reasons for refusal.

In conclusion, the applicant in its current form is considered to conflict directly with LP Policies EQ2, EQ3, EQ4, EQ10 and CF6, and relevant paragraphs contained under Chapters 9, 13 and 15 of the NPPF respectively. Consequently, the application amounts to an unsustainable form of development in conflict with LP Policy S1a and paragraph 11 of the NPPF.

OFFICER RECOMMENDATION : Refuse

Case Officer: James Stannard

Recommendation Date: 3rd March 2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council