

## Application Number: PA/2010/1520

(please quote in all correspondence)

**Case Officer:** Ron White Tel: 01724 297488

**email:** [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

7 January 2011

Mr AM Hey, FRICS  
Springwell House  
Kirkby on Bain  
WOODHALL SPA  
LN10 6YR

Dear Sir/Madam

### TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

**Proposal:** Planning permission to construct and operate two 11kw Gaia microwind turbines on 18m monopole masts with associated concrete foundations and cable runs

**Site Location:** Pyewipe House Farm Redbourne Road Redbourne

**Applicant:** Ralph Day & Co

Your application was received as valid on 29/12/2010. A decision should be reached by 23/02/2011. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the Council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the Council's web site [www.northlincs.gov.uk](http://www.northlincs.gov.uk)

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself without reference to the Planning Committee under a clearly defined scheme of delegation. Major or controversial plans will be decided by the Planning Committee. **If you want to put your views to the Committee yourself, or have someone do this for you please write to me within 21 days of the date of this letter.** If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now.

If, by the 23/02/2011, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

Yours faithfully

**Mike Welton**  
Head of Planning

# NORTH LINCOLNSHIRE COUNCIL

## NOTICE OF RECEIPT OF A PLANNING APPLICATION

### PLANNING APPLICATION NO. PA/2010/1520

The Council has received the following proposal:

**Planning permission to construct and operate two 11kw Gaia microwind turbines on 18m monopole masts with associated concrete foundations and cable runs**

**Location:**

**Pyewipe House Farm Redbourne Road Redbourne**

The application and submitted plans may be seen in the Development Control Reception Church Square House, Scunthorpe, between 9.00 am and 5.00 pm Mondays to Thursday (inclusive) and 4.30 pm Friday. Alternatively, you may find it more convenient to arrange to inspect the copy of the application (during reasonable hours Monday to Friday) which has been supplied to the Mr Brian Brooks at Mill Place, Mill Road, Hibaldstow, Brigg, DN20 9NL. Please telephone to arrange a prior appointment on 01652 659613.

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Church Square House, PO Box 42, Scunthorpe, DN15 6XQ, quoting the application reference number stated above.

**Householder Development\*\*** If the application relates to householder development, in the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the Council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your letter will also appear on the council's web site [www.northlincs.gov.uk](http://www.northlincs.gov.uk). We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the council on or before will be considered before the application is determined.

\*\* Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

**M Welton**  
**Head of Planning**

# A. M. HEY F.R.I.C.S.

Chartered Surveyor

Springwell House • Kirkby-on-Bain • Woodhall Spa • Lincolnshire LN10 6YR

Tel No: 01526 353513 • Fax No: 01526 353513 • Mobile: 07740 851043

E.mail: [property@amhey.co.uk](mailto:property@amhey.co.uk) • Website: [www.amhey.co.uk](http://www.amhey.co.uk)

William Hill Esq  
Planning Dept  
North Lincolnshire Council  
PO Box 42  
Church Square House  
SCUNTHORPE DN15 6XQ

22<sup>nd</sup> Dec 2010



Dear Mr Hill


## **Planning application for two microturbines, Pyewipe House Farm, Redbourne**

Further to your e.mail of 7<sup>th</sup> Dec please find enclosed four copies of the application form with D & A Statement, noise info and local information on similar permissions. I hope I have supplied all you will need, but do please let me know if anything further is required.

My cheque in the sum of £335 is attached hereto.

Regards.

Yours sincerely

  
AM Hey

PS Flood plain plan (one copy) supplied to confirm sites are away from the flood area.

**A. M. HEY** F.R.I.C.S.  
Chartered Surveyor

Springwell House • Kirkby-on-Bain • Woodhall Spa • Lincolnshire LN10 6YR  
Tel No: 01526 353513 • Fax No: 01526 353513 • Mobile: 07740 851043  
E.mail: [property@amhey.co.uk](mailto:property@amhey.co.uk) • Website: [www.amhey.co.uk](http://www.amhey.co.uk)

Ron White Esq  
Planning Dept  
North Lincolnshire Council  
PO Box 42  
Church Square House  
SCUNTHORPE DN15 6XQ

11<sup>th</sup> Jan 2011

Your ref; PA/2010/1520

Dear Mr White

**Planning application for Gaia wind turbines, Pyewipe House Farm, Redbourne**

Thank you for the validation letter of 7<sup>th</sup> Jan.

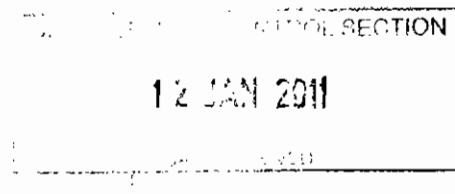
I write to confirm my request to speak at Committee should this application be referred to them.

Thank you.

Yours sincerely



AM Hey



**From:** Ron White/PL/NorthLincs  
**To:** property@amhey.co.uk  
**Date:** Wednesday, February 09, 2011 12:21PM  
**Subject:** Fw: Consultation Letters

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Attached are consultations replies from the Environment team and Environmental Protection Team with important issues which need to be addressed before this proposal can be determined. In this case i would suggest that you liaise directly with Ian Goldthorpe in the Environment Team and Rob Starbuck in the Environmental Protection Team. I should point out that this application expires on 22/02/2011 and any additional reports needed would need to be submitted and assessed before this date or i would request that the application is withdrawn.

-----Forwarded by Ron White/PL/NorthLincs on 09/02/2011 10:49AM -----

To: Ron White/PL/NorthLincs@NorthLincs  
From: Steve Bruce/HP/NorthLincs  
Date: 09/02/2011 10:38AM  
Subject: Consultation Letters

Kind Regards  
Steve

T: 01724 297688

Attachments:

Consultation from Environmental Protection Team.pdf

**From:** <property@amhey.co.uk>  
**To:** "Ron White" <Ron.White@northlincs.gov.uk>  
**Date:** Wednesday, February 09, 2011 02:52PM  
**Subject:** Re: Consultation Letters

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Dear Mr White

My application was received as valid on 29th Dec 2010. The request for further information was received today 9th Feb. This is over six weeks and leaves me little time in which to respond to your request for further information. This is not fair and not business-like. I should have been given reasonable time in which to attend to things.

I do though, wonder at the requests received. I have submitted Planning Applications for 55 wind turbines, all of around this size - the small end of the range. The information your colleagues are seeking is something I have never ever been asked for before. Landscape information and noise recording seem quite reasonable for larger machines. In this case the structures are so small and the possibility of (in particular) noise, so non-existent at 346m that I really hesitate in asking my Client to pay for information which is not requested in neighbouring LPA's and certainly not for machines as small as these.

Your further views would be appreciated so I can discuss things with my Client

Thank you

Andy Hey

----- Original Message -----

**From:** Ron White  
**To:** [property@amhey.co.uk](mailto:property@amhey.co.uk)  
**Sent:** Wednesday, February 09, 2011 12:21 PM  
**Subject:** Fw: Consultation Letters

Attached are consultations replies from the Environment team and Environmental Protection Team with important issues which need to be addressed before this proposal can be determined. In this case I would suggest that you liaise directly with Ian Goldthorpe in the Environment Team and Rob Starbuck in the Environmental Protection Team. I should point out that this application expires on 22/02/2011 and any additional reports needed would need to be submitted and assessed before this date or I would request that the application is withdrawn.

-----Forwarded by Ron White/PL/NorthLincs on 09/02/2011 10:49AM -----

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**From:** Steve Bruce/HP/NorthLincs  
**Date:** 09/02/2011 10:38AM  
**Subject:** Consultation Letters

Kind Regards  
Steve

T: 01724 297688

**From:** <property@amhey.co.uk>  
**To:** "Ron White" <Ron.White@northlincs.gov.uk>  
**cc:** "ralph Day" <ralph.day@dayfarms.co.uk>  
**Date:** Wednesday, February 09, 2011 03:43PM  
**Subject:**

---

Dear Mr White

The Turbines to which I referred were granted Permission in the following LPA's

North Kesteven District Council

East Lindsey District Council

South Kesteven District Council

Broadlands District Council

South Norfolk District Council

Charnwood District Council

Babergh District Council

Barnsley MBC

Harborough District Council

Bassetlaw District Council

North Lincs Council

Lincolnshire County Council

Blaby District Council

West Lindsey District Council

East Riding of Yorkshire Council

Derbyshire Dales District Council

South Holland District Council

Boston Borough Council

Fenland District Council


None of these LPA's asked for the information now sought

Andy Hey

**From:** <property@amhey.co.uk>  
**To:** <Ian.Goldthorpe@northlincs.gov.uk>  
**cc:** "Ron White" <Ron.White@northlincs.gov.uk>, "Ralph Day" <ralph.day@dayfarms.co.uk>

**Date:** Friday, February 11, 2011 11:03AM

**Subject:**

History:  This message has been replied to.

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Dear Mr Goldthorpe - re PA/2010/1520

I have been passed your memo to Ron White about the above application (dated 2nd Feb)

The reason I did not provide an assessment was because in my experience LPA's want to do the assessment themselves and no-one elsewhere has asked for my views - they have sometimes allowed me to comment on their findings, but that is all.

I have been guided by PPS 22, para's 15, 19, 20 and as I have observed to Ron White I have never been asked for information like this before.

Trying to be helpful I would observe that the site was selected because it is near the location its power would be used - Pyewipe House Farm. The site is a long way away from any other dwellings and there are no known ecological or historic elements of which the applicant is aware that would require special consideration - in other words it is an ordinary bit of farmland as far as we know

Andy Hey

**From:** Ron White/PL/NorthLincs  
**To:** <property@amhey.co.uk>  
**cc:** Ian Goldthorpe/PL/NorthLincs@NorthLincs, Robert Starbuck/NE/NorthLincs@NorthLincs

**Date:** Monday, February 14, 2011 12:09PM

**Subject:** partys/2010/1520

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I refer to your e-mail dated the 9/2/11.

Unfortunately and due to this application being received during the xmas period consultations were not sent out until 21/2/11 hence the delay in receiving the replies back on the issues which i have advised you about.

With regard to the information requested both parties are adamant that it is a justified request. I not interested how other authorities have dealt with these type of proposals i can only focus on this authority's requirements. If the information requested cannot be submitted and adequately assessed by 23/2/11 then i would ask that the application be withdrawn or it would be refused due to inadequate information.

**From:** <property@amhey.co.uk>  
**To:** "Ron White" <Ron.White@northlincs.gov.uk>  
**Date:** Monday, February 14, 2011 01:17PM  
**Subject:** Re: partys/2010/1520

---

Thank you Ron - I have provided information for both parties and await their responses

Andy Hey

----- Original Message -----

**From:** Ron White  
**To:** property@amhey.co.uk  
**Cc:** Ian Goldthorpe ; Robert Starbuck  
**Sent:** Monday, February 14, 2011 12:09 PM  
**Subject:** partys/2010/1520

I refer to your e-mail dated the 9/2/11.

Unfortunately and due to this application being received during the xmas period consultations were not sent out until 21/2/11 hence the delay in receiving the replies back on the issues which i have advised you about.

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This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included in an e-mail may have to be disclosed under the Freedom of Information Act and cannot be regarded as confidential. This communication is intended for the addressee(s) only. Please notify the sender if received in error. All Email is monitored and recorded.

Please think before you print- North Lincolnshire Council greening the workplace.

**From:** Ian Goldthorpe/PL/NorthLincs  
**To:** property@amhey.co.uk  
**cc:** Ron White/PL/NorthLincs@NorthLincs  
**Date:** Monday, February 14, 2011 01:20PM  
**Subject:** Re:

---

Thank you for your recent e-mail regarding the above.

North Lincolnshire Council supports the development of sustainable forms of electricity generation in its area. It has produced supplementary planning guidance to inform policy development and the determination of planning applications for sustainable energy generation projects. This guidance is based upon and follows national policy provision and other planning advice e.g. PPS 22 – Renewable Energy PAN 45.

Both national policy and advice and North Lincolnshire's guidance identify the landscape and visual impacts of wind turbine development upon landscape as important material planning considerations. Whilst it is appreciated that impact will in general be less for smaller scale development it is considered that, in the elevated open landscape within which the application site is set, two turbines with a height to tip of approximately 25 meters, are likely to be significant features in that landscape. It is considered therefore; that a reasoned and rational assessment of impact should be provided for consideration by the local planning authority and that this is in line with guidance in PPS 22 and the Council's own Supplementary Planning Guidance.

North Lincolnshire Council is unable to comment upon the level of information in this regard required by other authorities however; in advising on the application information has been provided which should allow for a landscape and visual assessment of the proposed development to be constructed. Guidance developed by the Landscape Institute and referred to in that information suggests that any assessment should be for the area over which the development would have an influence. The Council's Supplementary Planning Guidance suggests that wind turbine development is likely to be a prominent feature within an open landscape for up to 2km.

This figure is however, based upon information in Planning Advice Note 45 and appears to refer to structures with a tip height well in excess of 25 meters. That there will be an impact is known. My advice to colleagues in planning however is that it is for the applicant or, the applicant's agent, to provide an assessment of the extent and form of that impact which can then be considered within the context of the application as a whole. In this respect my further advice is that developing and mapping a Zone of Theoretical Visibility would be a sound starting point for such an assessment.

Regards,

Ian

-----<property@amhey.co.uk> wrote: -----

| To: <Ian.Goldthorpe@northlincs.gov.uk>

**From:** Robert Starbuck/NE/NorthLincs  
**To:** property@amhey.co.uk  
**cc:** Ron White/PL/NorthLincs@NorthLincs

**Date:** Wednesday, February 16, 2011 05:01PM  
**Subject:** PA/2010/1520

History:      ↩ This message has been forwarded.

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Dear Mr Hey,

Thank you for the additional information contained in your e-mail of the 10th February.

I have recommended a condition to our Development Control Team that, should permission be granted, the noise from both turbines be limited to a level of 35dB(A) LA90,10min at a height of 10m up to wind speeds of 10m.s-1 at the nearest sensitive receptors. This is in line with the recommendations of the current central Government approved guidance document ETSU-R-97.

A copy of my recommendation should be available on the North Lincs planning portal in due course.

Kind regards,

Robert Starbuck

Technical Officer  
Environmental Protection  
North Lincolnshire Council  
(01724) 297619

-----<property@amhey.co.uk> wrote: -----

To: <robert.starbuck@northlincs.gov.uk>  
From: <property@amhey.co.uk>  
Date: 10/02/2011 15:53  
Subject: (Untitled)

Dear Mr Starbuck

This is what has been supplied by Gaia as a generic statement. I hope it meets your needs and please let me know

Regards

Andy Hey

[attachment "Gaia-WindSmallTurbineSoundLabel.pdf" removed by Robert Starbuck/NE/NorthLincs]

**From:** <property@amhey.co.uk>  
**To:** "ron White" <Ron.White@northlincs.gov.uk>,  
<ian.goldthorpe@northlincs.gov.uk>  
**cc:** "ralph Day" <ralph.day@dayfarms.co.uk>

---

**Date:** Thursday, February 17, 2011 09:53AM  
**Subject:**

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Dear Mr White and Mr Goldthorpe

Application for two small turbines at Pyewipe House Farm, Redbourne

Further to emails from you I confirm discussions are planned for Monday next (21st) and I am asked to confirm I will advise you of my Client's decision before close of play that day

Andy Hey

**From:** <property@amhey.co.uk>  
**To:** "Ron White" <Ron.White@northlincs.gov.uk>  
**cc:** "ralph Day" <ralph.day@dayfarms.co.uk>  
**Date:** Monday, February 21, 2011 05:09PM  
**Subject:**

---

Ron - apologies for lateness - I am asked to withdraw our application for two wind turbines at Pyewipe House Farm - your ref; PA/2010/1520

Andy Hey