

Dear Attila

In response to the email below with details of the Written Ministerial Statement dated 18<sup>th</sup> June 2015 and amended online guidance, the appellant would like to make the following comments-

1. The scheme is assessed under the 'transition provisions' as the Local Council do not have a development plan which identifies suitable sites for wind energy across the District. The statement notes that *"they (the District Council) are satisfied it has addressed the planning impacts identified by affected local communities and therefore has their backing"*. The appellant therefore requests that the Inspector makes an assessment impacts under this provision as the Appellant is of the view that the District Councils decision in this case is not consistent with the assessment of the impacts for other single small and medium sized wind turbines in the District. Schemes have been permitted in the area recommended for approval at both officer level and by the planning committee for small and medium sized wind turbines which have raised significant interest (800 plus letters of objection) from both the local community and wider public interest in the wind sector (Red Earth Farm – 12/00569/FUL).
2. In assessing the planning impacts noted in the Ministerial Statement, the appellant would bring the Inspectors attention to the neighbour consultation exercise was carried out by the Appellant prior to submitted the scheme to the Council. Comments from the local community were taken into accounts when deciding the size, scale, location and model of the small wind turbine proposed. The application, as with many other wind turbine applications in the area, received a high amount of press coverage in Leek Post and Times to an audience including Leek and the surrounding villages with a readership of 27,651. The 2001 census estimates the population of the town to be 19,800. The District Council have confirmed that they received 24 letters of objection however it is unclear the geographical area they are from. On that basis, the number of objections equates to approximately 0.1% of the town's population. This is based on an assumption that each of the 24 letters of objection are from a resident in the area.
3. The appellant is of the view that as the District Council have not provided any development plan guidance in relation to wind turbine development in the area, therefore the onerous is on the applicants to demonstrate that the site is suitable and that the benefits outweigh the impacts identified. In this case, the decision from the District Council is not in the appellants view consistent with decisions made in the immediate area for previous wind turbine developments. The planning impacts and small amount of local interest has been given disproportionate weight in reaching a decision on submitted scheme. Therefore the Written Ministerial Statement confirms the requirement for a consistent assessment of the planning impacts which have been identified in the submitted documents.

As a general comment, the wording of statement refers to "wind farm applications" and as this application is for a single small sized wind turbine to serve a small farm, the appellant is of the view that the aim of this legislation is for larger commercial schemes and does not provide specific guidance for microgeneration and small wind turbine schemes.

Regards

Craig

**Craig Barks**

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**From:** Borsos, Attila [<mailto:Attila.Borsos@pins.gsi.gov.uk>] **On Behalf Of** Team P1

**Sent:** 24 June 2015 15:58

**To:** [planning@staffsmoorlands.gov.uk](mailto:planning@staffsmoorlands.gov.uk)

**Cc:** Craig Barks

**Subject:** 2225339 Ballington Grange Farm, Lowe Hill, LEEK SMD/2014/0338

**Importance:** High

Dear Sir/Madam

## **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 DETAILS OF WINDFARM CASE**

The Inspectorate invites the appellant (or their agent) and the LPA to comment on how the Written Ministerial Statement on Local Planning made by Greg Clark MP on 18 June 2015 (HCWS42) and the Department for Communities and Local Government's amended online guidance on renewable and low carbon energy affects the proposed development which is the subject of this appeal.

The statement can be read here

<http://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf> and the amended guidance here  
<http://planningguidance.planningportal.gov.uk/blog/guidance/renewable-and-low-carbon-energy/>

Please send your comments to me by **8/7/15** and copy in the other party (ie the appellant / agent / LPA as appropriate).

If, having seen the other party's comments as mentioned above, you wish to comment on what they've said, please do so within 7 days of receipt (again, sending to me but copying to the other party too).

A letter in identical terms has been sent to the appellant (or their agent) and the LPA.

Yours sincerely  
Attila Borsos  
Case officer  
[teamp1@pins.gsi.gov.uk](mailto:teamp1@pins.gsi.gov.uk)