



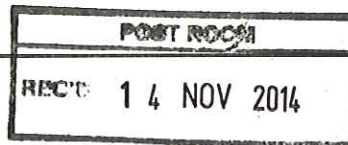
# The Planning Inspectorate

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Temple Quay House  
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James Burnett  
Staffordshire Moorlands District  
Council  
Planning Applications Team  
Moorlands House  
Stockwell Street  
Leek  
Staffs  
ST13 6HQ

Your Ref: SMD/2014/0338  
Our Ref: APP/B3438/A/14/2225339  
Date: 12 November 2014



Dear Mr Burnett

**Town and Country Planning Act 1990**  
**Appeal by Mr Geoff Willshaw**  
**Site at Ballington Grange Farm, Lowe Hill, Leek, ST13 7LY**

I enclose third party representations relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than **26 November 2014**. **Please note that this deadline has been extended.** You should comment solely on the representations enclosed with this letter.


You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

### Using e-mail and the internet

You can use the internet to send us documents and check the information and the progress of this case at ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)). If you send us your comments by e-mail, you only need to send us one copy of each. However, if you post your comments, please send us 2 copies of everything and put the full appeal reference number on each copy.

Comments submitted after the above deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely

  
Joanna Martin



14 Sandy brook Lane  
Birchall  
Leek  
Staffs  
ST13 5RZ

23 October 2014

Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Dear Sir

Re: APP/B3438/A/14/2225339

As an appeal has been made about this local planning decision we would like to make the following comments. This proposed turbine and its position on a highly profiled skyline serves no-one's supposed benefit beyond those of the applicant and its aspect would be immediately offensive to the wellbeing of many.

It is in an area of Special Landscape and one that has been, over so many decades, designated and developed as a residential area. Only in recent months a new dwelling has been completed at what would unquestionably be considerable expense and now has to experience the possibility of this monstrous intrusion. That it can get as far as an application in the particular circumstances is disappointing and disturbing.


The basic downside concerns are:

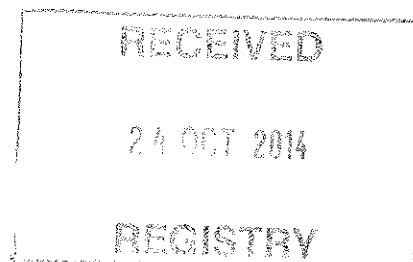
1. The closeness to many dwellings likely to be affected by unacceptable noise levels generated by the turbine. This could be throughout a 24 hour cycle.
2. The rotary blades would inevitably refract sunlight over the area.
3. The birdlife in the so close Ballington Woods would inevitably be affected.
4. The visual impact announcing itself incongruously over the whole residential area.

We object strongly to this application on behalf of ourselves and all others affected.

Yours faithfully

  
J A Heckle

  
L Heckle



# Wilbury Lodge, Sandybrook Lane, LEEK ST13 5RZ

Date 25 October 2014

Ref: APP/B3438/A/14/2225339

Dear Sir

**TOWN & COUNTRY PLANNING ACT 1990**  
**Appeal by Mr G Willshaw**  
**Ballington Grange, Low Hill, Leek, ST13 7LY**

We are writing to object to the proposal to build a 25 metre wind turbine on open land at Ballington Grange. The development of this site will have a direct harmful effect on the visual amenity of our local community at Sandybrook Lane, Birchall, Leek.

The planning application for the wind turbine was overwhelmingly refused by the Planning Applications Committee of the Staffordshire Moorlands Committee and that decision was supported by a large number of objections by local residents, including ourselves. In spite of the strength of local feeling the applicant has appealed the decision.

It was very noticeable that the original application paid little attention to the Birchall area generally and to Sandybrook Lane in particular:

- The Location Plan is skewed so as not to show the proximity of the significant residential area of Birchall/Sandybrook Lane;
- Appendix 111 ZV1 showed the zones of visibility at hub height and clearly shows that Birchall generally and Sandybrook Lane in particular are within the zone and are probably the closest residential areas to the application site. The viewpoint analysis involves viewpoints at some significant distance from the application site, or closer to where there is screening, and not unsurprisingly concludes that the level of intrusion is not significant.

**Viewpoint analysis from Sandybrook Lane would produce a significantly different conclusion.**

- The Design and Access Statement is quite dismissive of the nearby Birchall/Sandybrook Lane residential area.

Page 12- 2<sup>nd</sup> Bullet:

*"The turbine location is on something of a plateau. However, whilst the field is in an elevated position, it benefits from considerable natural screening with extensive trees, hedgerows and woodlands surrounding and providing considerable mitigation to views, particularly those from the north, south and east."*

**BUT: Birchall/Sandybrook Lane lies to the west of the site and there is no natural or man-made screening from that direction.**

On the basis that a picture says it better we have attached a photo taken from our lounge window with approximate position of proposed turbine drawn in red. (We have not attempted to guess how high the turbine would be in the view)

Yours sincerely

John Prince & Lorraine Collier



RECEIVED  
22 OCT 2014  
REGISTRY

Foxfields  
24 Sandybrook Lane  
Leek  
Staffordshire ST13 5RZ

Tuesday, 21 October 2014

Telephone 01538 384943  
email [jeremyknight@mac.com](mailto:jeremyknight@mac.com)

The Planning Inspectorate  
Temple Quay house  
2,The Square,  
Temple Quay  
Bristol BS1 6PN

Planning Inspector Reference APP/B3438/A/14/2225339  
Appeal by Mr. Wilshaw Ballington Grange Low Hill Leek ST13 7LY

Dear Sir,

I enclose a copy of my oral submission to the planning committee meeting on 17 July 2014 in respect of the above matter.

my further comments are.

1.The planning committee voted unanimously against the application.

2.In his oral submission the applicant had discounted a larger turbine on the grounds of visual impact,

I would state that a smaller turbine,or any turbine,would have a similar effect.

Yours Faithfully



jeremy A.H.Knight

Fieldview  
25 Sandybrook Lane  
Leek  
Staffs  
ST 13 5RZ

The Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

12 Oct 2014

Your ref: SMD/2014/0338/A  
Planning App Ref: SMD/2014/0338  
Inspectorate Ref: APP/B3438/A/14/2225339

Dear Sir / Madam

I wish to submit an objection to the planned wind turbine at Ballington Grange, Low Hill, Leek ST13 7LY for the following reasons:

1. The location would be over the brow of the hill in close proximity to a residential housing estate. New research published by the Royal Society has raised concerns that low frequency noise emitted by wind turbines can affect hearing.
2. It is an inefficient method of generating energy and will not benefit the community of the Moorlands.
3. There are grave concerns about the negative visual impact from a wide area which will detract from a landscape that the community wish to promote to visitors as an area of outstanding natural beauty.

I sincerely hope that serious consideration will be given to the impact this wind turbine would have if given permission for installation.

Yours faithfully

*Dr Alyson J Rees*

Dr A F Rees



Birchall Edge  
Birchall Lane  
Leek  
Staffordshire  
ST13 5RA

Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

30/09/14

Dear Sir,

**RE: Inspectorate number: APP/B3438/A/14/2225339**

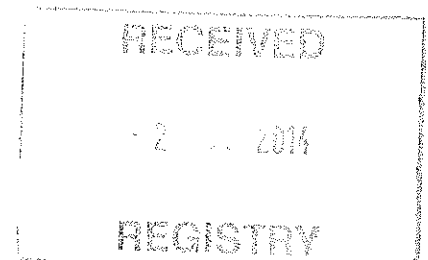
We are against the proposed turbine planning application (planning application number: SMD/2014/0338) at Ballington Grange in the strongest possible terms.

Firstly, we are concerned about the visible pollution we will get from the proposed turbine. The proposed turbine (approx. 25 meters from the ground to the blade tip) will be huge. The proposed turbine site (approx. 480 meters from our property) falls on a ridgeline that directly overlooks our property which is on an elevated plateau of the Birchall housing estate. The proposed turbine will be highly visible from the main living areas and garden of our property. We would not be able to get away from the proposed turbine – it will be directly in our face, intrusive and incongruous.

Secondly, we are concerned about the noise pollution we will get from the proposed turbine. The UK Noise Association have stated that erected turbines should be at least 1 mile away from properties. The proposed turbine site (approx. 480 meters from our property) falls within the 1 mile figure. Nobody who has actually heard the turbine in action has given us personal reassurance that we will not get noise pollution from the proposed turbine.

Thirdly, we are concerned about the stroboscopic effects we will suffer from the proposed turbine. The proposed turbine site (approx. 480 meters from our property) falls on a ridgeline that directly overlooks our property. Nobody who has actually seen the turbine in action has given us personal reassurance that we will not suffer from stroboscopic effects from the proposed turbine.

Fourthly, we are concerned that the proposed turbine will have an adverse impact on the high quality countryside (an otherwise untouched landscape – farm land). The proposed turbine site falls within a 'high quality landscape area' as defined by the Council landscape assessment studies. The Council Planning Application Committee had refused the proposed turbine planning application (ten to nil) and importantly had not harmed the high quality countryside and gone against their own assessment studies. The Government says development should not be permitted if local communities are opposed to it as outlined in the Localised Bill.



Fifthly, we are concerned that the proposed turbine planning application has not been publicised very well. The proposed turbine site falls on a ridge line that directly overlooks several densely populated residential areas (on both sides of the ridge line) and will impact many other residents. We feel the vast majority of residents who would be directly impacted by the proposed turbine were not contacted by the Council (via post) and informed about the proposed turbine planning application in the Pre-Submission Consultation or at the Planning Application Stage. We acknowledge that the Council had contacted 34 residents (via post) that were within 400 meters of the proposed turbine site, but feel there were still more residents (on densely populated residential areas within 500 meters and more of the proposed turbine site) that would be directly impacted. We know that the proposed turbine planning application had been printed in the Leek Post and Times (a local newspaper), but not everybody impacted gets the Leek Post and Times. We know that the proposed turbine planning application had been displayed (via 3 signs) on the footpaths adjacent to the proposed turbine site, but not many people would have seen this, unless they are using the footpaths or live near the footpaths. We still think there are many people who still do not know about this application.

Finally, we are concerned that the proposed turbine will not generate enough energy that would justify the impact on local residents (on both sides of the ridge line) and the adverse character impact on the high quality countryside. The proposed turbine would only generate enough energy to cover the average power needs of some 5 properties and as such would give a negligible contribution to renewable energy. The applicant does not actually farm the land of Ballington Grange (the farm land is leased out), so there would be no commercial grounds for approving the proposed turbine planning application.

We hope you will consider our objections when you consider the proposed turbine planning application.

Yours faithfully,

Mr Joseph Adams,



Mrs Maisie Adams



Dr James David Adams

