

SCHEDULE A: Applications with Recommendation

13/0323

Item No: 02

Date of Committee: 19/07/2013

Appn Ref No:
13/0323

Applicant:
Orton Park Wind Energy

Parish:
Orton

Date of Receipt:
25/04/2013

Agent:
Gray Associates Limited

Ward:
Burgh

Location:

Orton Park Farm, Orton Park, Carlisle, CA5 6JU

Proposal: Erection Of 2no. Wind Turbines 86.45m To Tip Height, 60m Hub Height
And Associated Infrastructure

REPORT

Case Officer: Shona Taylor

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 The potential contribution of the scheme towards the generation of renewable energy
- 2.2 The impact of the proposed development on the landscape and visual amenity of the area including cumulative impacts
- 2.3 The impact on residential properties (noise and shadow flicker)
- 2.4 The impact on air safety with regard to Aviation: Carlisle Airport and the MOD
- 2.5 Impact on highway safety and public footpaths
- 2.6 The impact upon ecology, nature conservation and trees
- 2.7 Other matters

3. Application Details

The Site

- 3.1 Orton Park Farm is accessed via a private track leading from the A595 road and consists of a combination of stone brick buildings and modern agricultural buildings.

- 3.2 The application site is the two agricultural fields located to to the rear of the existing turbine at Orton Grange Farm, and is surrounded by agricultural land. The field is laid to grass and is either grazed or cut for silage. To the south is the A595 and to the west is the minor road leading from the A595 to Great Orton. The application site is located over 500 metres to the west of the farm steading within a field, with adjoining agricultural fields delineated by hedges, post and wire fences and occasional hedgerow trees. The application site is categorised as being within sub-type 5a Lowland - Ridge and Valley as identified in the Cumbria Wind Energy Supplementary Planning Document (2007) and the Cumbria Landscape Character Guidance and Toolkit (2011).

The Proposal

- 3.3 The application seeks permission for the erection of 1no. 800kw wind turbine, which will have three blades with a 53m rotor diameter, a hub height of 60m and a tip height of 86.5m.
- 3.4 The applicant is currently exploring the viability of using the electricity provided by the turbines at Orton Park House and Orton Park Farm. Excess electricity will be exported to the national grid. It is also the intention to enable local businesses to offset their carbon footprint by investing in the project.
- 3.5 Access to the turbine will be via the existing track to the turbine at Orton Grange Farm and additional track to the next two fields which form the application site.
- 3.6 The turbine will be connected to the overhead line at Orton Park.
- 3.7 The application is accompanied by a Supporting Planning Statement, an Aviation Assessment, Sound power level details and a noise assessment; a Hedgerow Assessment; a specification for the obstacle light; Enercon Access Roads and Crane Platform Details; an Aviation Report; an LVIA; Photo Montages and an Ecological Report (Appendix 3).

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to neighbouring properties. In reply fifty responses have been received. These consist of 25 letters of objection and 25 letters of support.
- 4.2 The grounds of objection are summarised as:
1. two additional turbines will constitute a wind farm;
 2. there will be substantial sequential cumulative effect due to Watchtree, Midtown Farm, Flatt Farm and Broomhills Farm;
 3. the amount of turbines round the Great Orton area has greatly increased;

4. the landscape in this area has been degraded by these turbines;
5. this area is being bombarded by turbine applications;
6. an EIA should be submitted;
7. the existing turbine is very prominent in the landscape over a wide area;
8. why are they going to be 20m taller than the existing turbine?
9. the red light flashing is disturbing at night;
10. the noise level would be considerable in addition to the vehicular noise from the A595;
11. the structures will detrimentally impact the area around Orton Grange resulting in fundamental change to the landscape;
12. the domineering presence will have a significant and detrimental effect on the living conditions of nearby residents;
13. more thought should be given to the size and siting of the turbines;
14. there is increasing worldwide evidence that low frequency noise from such large turbines can seriously affect peoples health;
15. these turbines will cause substantial visual damage to a landscape already deprecated by several other turbines;
16. the small amount of intermittent energy produced will not justify this;
17. a full noise assessment is required consistent with ETSU-R-97;
18. the views of these turbines will be seen from as far as the Lake District;

4.3 The grounds of support are summarised as:

1. it is the ideal location for additional turbines;
2. there are no noise issues from the existing turbine;
3. there is an existing track to the site;
4. small businesses create the bulk of employment in this country and should be supported;
5. it will allow local businesses to off-set their carbon footprint;

4.4 20 standard signed letters of support have also been received.

5. Summary of Consultation Responses

Cumbria County Council - Archaeological Services: - no objections or comments;

MOD Safeguarding: - no objections subject to both turbines being fitted with safety lighting;

Local Environment - Environmental Protection: no objections;

Department for Transport (Highways Agency): - no objections;

Civil Aviation Authority: - no response received;

National Air Traffic Services: - no objection;

Council for Protection of Rural England/Friends of the Lake District: - no response received;

Joint Radio Co: - no response received;

Carlisle Airport: - no objections;

Orton Parish Council: - object to the proposal on various grounds discussed within the main body of the report;

Cumbria County Council - Highways & Transport: - no objections;

Royal Society for the Protection of Birds: - no response received;

Natural England: - standing advice should be used;

Cumbria Wildlife Trust: -no response received;
BT Openreach: - no response received;
Digital Technology: - no objections;
Cumbria County Council - Highway Authority - Footpaths: - no response received;
Dalston Parish Council: - object to the proposal on various grounds discussed within the main body of the report.

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 On the 20th of May the Regional Spatial Strategy and the Joint Structure Plan were revoked, therefore, for the purposes of the determination of this application, the Development Plan comprises the Carlisle District Local Plan 2001-2016. The application also needs to be assessed against the Cumbria Strategic Partnership's Sub Regional Spatial Strategy 2008 - 2028 (SRSpS), the Cumbria Landscape Character Guidance and Toolkit (2011), and the Cumbria Wind Energy Supplementary Planning Document (2007).
- 6.3 The National Planning Policy Framework (NPPF) which was adopted 27th March 2012 is also a significant material planning consideration in the determination of this application. The NPPF has a presumption in favour of sustainable development with 12 core planning principles which should underpin plan-making and decision-taking. Members should note that two of the core planning principles are to support the transition to a low carbon future in a changing climate, encouraging the use of renewable resources whilst recognising the intrinsic character and beauty of the countryside.
- 6.4 The NPPF indicates that when determining applications Local Planning Authorities should not require applicants to demonstrate the overall need for renewable energy and it should be recognised that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. The NPPF indicates that Local Planning Authorities should approve the application (unless material considerations indicate otherwise) if its impacts are, or can be made, acceptable. The NPPF also states that in determining applications for wind energy development Planning Authorities should follow the approach set out in the National Policy Statement for Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts). The National Planning Policy Statement for Energy Infrastructure generally relates to large wind farms however it gives guidance on technical considerations when dealing with onshore wind farms.
- 6.5 Under "The Promotion of the Use of Energy from Renewable Sources Regulations 2011" there is a duty on the Secretary of State to ensure that the renewable share in 2020 is at least 15%.

- 6.6 In terms of the Local Plan policies, Policy CP1 requires rural development proposals to conserve and enhance the special features and diversity of the different landscape character areas. Policy CP8 deals with renewable energy and is permissive subject to a number of criteria including that there is no unacceptable visual impact on the immediate and wider landscape; and any new structure would be sensitively incorporated into the surrounding landscape and respect the local landscape character. A development principle of the Cumbria Sub Regional Spatial Strategy 2008-2028 includes the promotion of decentralised renewable and low carbon energy sources.
- 6.7 A Supplementary Planning Document 'Cumbria Wind Energy', which sets out Guidelines for wind energy schemes and includes a Landscape Capacity Assessment, was adopted by the Council in September 2008.
- 6.8 Other material considerations include Circular 1/2003 "Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas, and circular 11/95
- 6.9 When assessing this application it is considered that there are seven main issues, namely:
1. The potential contribution of the scheme towards the generation of renewable energy
 2. The impact of the proposed development on the landscape and visual amenity of the area including cumulative impacts
 3. The impact on residential properties (noise and shadow flicker)
 4. The impact on air safety with regard to Aviation: Carlisle Airport and the MOD
 5. Impact on highway safety and public footpaths
 6. The impact upon ecology, nature conservation and trees
 7. Other matters

1. The Potential Contribution Of The Scheme Towards The Generation Of Renewable Energy

- 6.10 As stated above the NPPF indicates that Local Planning Authorities should not require applications for energy development to demonstrate the overall need for renewable energy and should recognise that even small-scale projects provide a valuable contribution to cutting green house gas emissions.
- 6.11 It is noted that there was previously regional and sub regional renewable energy targets within the North West of England Regional Spatial Strategy and the Cumbria and Lake District Joint Structure Plan however on the 20th of May the Regional Spatial Strategy and the Joint Structure Plan were revoked.
- 6.12 Notwithstanding the revocation of the RSS the Case Officer acknowledges that much of the evidence that underpins the targets of the RSS with regard to renewable energy is still relevant.

- 6.13 The Climate Change Act (2008) set legally binding carbon budgets for the UK which aim to reduce UK carbon dioxide emissions by 34% by 2020 and, in line with European guidelines, at least 80% by 2050. The UK Renewable Energy Strategy 2009 includes a target of delivering more than 30% of our electricity generated from renewable sources by 2020. In addition to these targets it is acknowledged that the NPPF includes a strong message that we should promote and support the delivery of renewable and low carbon energy and associated infrastructure in moving towards a low carbon economy. Wind energy is widely considered to be a proven, viable and rapidly developing energy technology, with the UK having access to 40% of the entire European wind resource (EN-1).
- 6.14 The landscape of Carlisle District is not immune from the effects of climate change and the landscape, in the vicinity of the proposed turbine and elsewhere, will not survive, in the future, unless the serious effects of climate change are addressed.
- 6.15 The proposed development would provide a total installed capacity of 800kW. The proposal will therefore provide a contribution to meeting energy needs for the UK which would help address the impacts of climate change.

2. The Impact Of The Proposed Development On The Landscape And Visual Amenity Of The Area Including Cumulative Impacts

- 6.16 As stated above, the NPPF indicates that Planning Authorities should approve applications if the impacts are, or can be made, acceptable. The NPPF explains that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Paragraph 118 indicates that if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort compensated for then planning permission should be refused. The NPPF also indicates that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Area of Outstanding Natural Beauty (AONBs).
- 6.17 It is important that a distinction is drawn between i) landscape impacts that relate to the characteristics of the landscape; and ii) visual impacts on receptor points (houses and rights of way etc) that relate to individual outlooks within that landscape. These issues are separately discussed as follows:

i) Landscape

- 6.18 The application site is within an area defined as Lowland with moderate Landscape Capacity in Map 8 of the Landscape Capacity Assessment (2006) which accompanies the Cumbria Wind Energy Supplementary Planning Document. This document considers that an area of moderate landscape capacity is able to accommodate a small group of 3-5 turbines or exceptionally a large group of 6-9 turbines. As such it is clear that the proposed turbines are within the size limits suggested for this landscape type.

- 6.19 The site where the turbine is to be located comprises relatively flat pasture land in an agricultural landscape with field boundaries being mainly hedgerows with occasional mature hedgerow trees. Small woodland blocks and shelter belts are dispersed across the study area.
- 6.20 The local landscape continues in a gently rolling characteristic and is largely farmed pasture. Several settlements, farms, dwellings and pockets of woodland are dotted throughout the landscape. The landscape is typical of lowland agricultural land in north-west Cumbria, but has been influenced by development, including other wind turbine developments, the electricity pylons which run adjacent to the site and the A595 and A596 corridors.
- 6.21 The application site lies adjacent to an existing turbine (65 metres to tip) at Orton Grange Farm. Great Orton Airfield is home to an existing 6 turbine wind farm (68.5m to tip) although this is over 3 km away, and consent has been given for a smaller turbine (20.4m to tip) at Orton Rigg Farm.
- 6.22 A single turbine with a height of 74m to hub was given consent by this committee at Midtown Farm, Great Orton. It has not yet been erected, but is required to be taken into account when considering cumulative impact. Two other applications for turbines in the area are currently being considered at Spital Syke Farm and Broomhills Farm.
- 6.23 The applicants' Landscape and Visual Impact Assessment (LVIA) states that the rolling lowland nature of the landscape in the study area means that new additions to the landscape can potentially be seen from some distance. However, it goes on to say that existing woodland, roadside vegetation and localised landform undulations offer screening from many viewpoints. Hence, it concludes that whilst the turbines would be widely visible, the landscape character of the area would remain intact and similar to the existing baseline conditions.
- 6.24 The Officer is in agreement with the findings of the submitted LVIA, that, within the local context, the turbines would appear as a prominent feature but would not cause unacceptable harm to the local landscape character, a broad and expansive coastal landscape that is already characterised by other large scale man made features.
- 6.25 ii) Visual Impact
- With regards to visual impact it is important to make a distinction between something that is visible as opposed to being prominent and oppressive. It is noted that right to a view is not a material planning consideration and the focus of the planning system is to regulate the use and development of land in the public interest.
- 6.26 When assessing visual impact upon occupiers of neighbouring properties it is also important to apply the "Lavender Test". It is noted that outlook from a private property is a private interest rather than a public interest however in 3

previous appeal decisions; North Tawton (Denbrook), Enifer Downs and Shooters Bottom, Inspector Lavender indicated that where turbines are present in such number, size and proximity that they represent an unpleasantly, overwhelming and unavoidable presence in a main view from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive and unsatisfactory place to live. It is therefore not in the public interest to create such living conditions where they did not exist before.

- 6.27 In relation to the impact on the visual amenities of residential properties it is noted that there are various clusters of settlements, along with scattered residential properties in the surrounding area, particularly but not exclusively those located adjacent to the roads immediately to the south and west of the site. The closest residential properties are situated on the far side of the A595, which is located approximately 520m away from the proposed turbines.
- 6.28 Whilst it is accepted that some dwellings in the vicinity would experience direct views of the turbines from primary windows or gardens, it is the Officers view that the separation distances are such that the turbines could not be said to be overbearing or dominant. As such it is considered that the turbines would not cause a sufficient demonstrable harm on the living conditions of the occupiers of these properties to warrant refusal of the application on this basis.

iii) Cumulative Impact

- 6.29 Cumulative landscape and visual effects can arise in three distinct ways: Extension effects, Combined effects and Sequential effects. The LVIA carried out by the applicants has taken into account all three types of Cumulative Effect. The most relevant to this proposal is 'extension effects'. This is the effect of an extension of an existing development or the positioning of a new development such that it would give rise to an extended and/or intensified impression of the original wind farm in the landscape as seen from fixed locations.
- 6.30 It is considered that the siting of the proposed turbine is such that there would be an extension effect to the existing turbine at Orton Grange Farm. The two proposed turbines, with separation distances of approximately 300m and 500m will combine with this existing turbine to give a cluster of three which will register as a single development from viewpoints in all directions.
- 6.31 In conclusion, the overall magnitude of cumulative visual effect, taking account of operational, consented and proposed schemes is predicted to be minor and not significant. The proposed turbines will register as being part of the existing single turbine at Orton Grange Farm which will cause an extension cumulative effect. Due to the comparable size, scale and design of the turbines, along with the distances between the turbines and the surrounding residential properties, it is considered that from most viewpoints the proposed turbine will register in the view as being part of the existing proposal, limiting the visual impact.

- 6.32 It is acknowledged that visual impact reduces with distance. As such, with regard to other turbines which are visible from the A595 corridor, including Hellrigg, Westnewton, High Pow, Bothel, East Farm End, Lowca, Flimby, Tallentire, Siddick and Winscales amongst others, it is considered that the addition of this proposed single turbine would have a minimal visual impact upon the users of the A595.

3. The Impact On Residential Properties (Noise and Shadow Flicker)

- 6.33 The NPPF indicates that planning decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life. The NPPF also indicates that in determining planning applications for wind energy planning authorities should follow the approach set out in the National Policy Statement For Renewable Energy Infrastructure (read with relevant sections of the Overarching National Policy Statement For Energy Infrastructure). The aforementioned documents indicate that the impact of noise from a wind farm should be assessed using "The Assessment And Rating Of Noise From Wind Farms (ETSU-97).
- 6.34 A Noise Impact Assessment has been submitted along with this application. The standard assessment methodology for wind turbine noise is ETSU-R-97. However, when determining the previous application for a turbine at Orton Grange farm, the Council's Environmental Health team determined that providing the noise level of the turbine did not exceed 42dB(A) then they would raise no objections. The information submitted with this application indicates that the proposed wind turbines will operate within the parameters of this. The Council's Environmental Services team has been consulted on the proposed development and has raised no objections.
- 6.35 In relation to the above, the noise levels generated by the proposed turbine are deemed acceptable and would not have an adverse impact upon the occupiers of any surrounding residential properties to warrant refusal of the application.
- 6.36 Shadow flicker is an effect that can occur when the shadow of a moving wind turbine blade passes over a small opening briefly reducing the intensity of light within the room. It is recognised as being capable of giving rise to two potential categories of effects: health effects and amenity effects. In terms of health effects, the operating frequency of the wind turbine is relevant in determining whether or not shadow flicker can cause health effects in human beings. The proposed turbine will have an operating frequency between 30.8 - 41 rpm (depending on the wind speed) which is significantly less than the frequency capable of giving rise to health effects.
- 6.37 Research and computer modelling on flicker effects have demonstrated that there is unlikely to be a significant impact at distances greater than ten rotor diameters from a turbine (i.e. 290 metres in this case). The companion guide to PPS22 which is still relevant in terms of flicker effect indicates that in the UK only properties within 130 degree either side of north, relative to a turbine can be affected by Flicker Effect. No none associated residential properties fall within this zone. Whilst other European Countries have guidelines of 30

hours per year and 30 minutes per day for acceptable levels of shadow flicker, there is no guidance for England. The affects of shadow flicker are however easy to mitigate for example by shutting down the relevant turbine during periods when it could occur. As the impact of shadow flicker can be controlled by the imposition of a suitably worded condition it is not considered that the proposal would cause a sufficient harm to the living conditions of neighbouring residents with regard to shadow flicker to refuse the application on this basis.

4. Air Safety: Carlisle Airport and MoD

- 6.38 Neither Carlisle Airport or the MoD have raised any objections to the proposal.

5. Impact Upon Highway Safety and Public Footpaths

- 6.39 There are no statutory guidelines which recommend minimum separation distances from highways or public right of ways. The turbine is of sufficient distance from any adjacent highway that should any part of the structure fail, this would not fall onto the highway. Whilst a glimpsed view of the turbines would be visible from neighbouring roads, it is not considered that this would be sufficient to cause a distraction to drivers.
- 6.40 As the Highway Authority and the Highways Agency have raised no objections it is considered that the proposal will not have a detrimental impact upon highway safety.

6. Impact Upon Local Ecology, Nature Conservation And Trees

- 6.41 When considering whether the proposal safeguards the biodiversity and ecology of the area it is recognised that Local Planning Authorities must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat. In this case, the proposal relates to the siting of two wind turbine within open fields.
- 6.42 The ecological considerations report states that through the implication of best available guidance and the early consideration of ecology within project design has enabled the developer to avoid any potentially significant ecological impacts. Ecological surveys have been limited within this process but the avoidance of any risk to valuable habitats or species has negated their requirement.
- 6.43 Natural England has been consulted on the proposal and has indicated that the proposal is not likely to result in significant impacts on statutory designated sites, landscapes or species. Standing advice has however been

received with regard to protected species, local wildlife sites, biodiversity enhancements and local landscape.

- 6.44 Notwithstanding the timing of the surveys it is noted that Natural England's Guidance (TIN051) indicates a 50 metre buffer zone between turbines and trees/hedges. The proposed mitigation measures would comply with this advice. With regard to breeding birds, owls and raptors it is noted the Council's GIS Layer did not identify the presence of such species however the proposal includes adequate mitigation measures to prevent an adverse impact upon these species. It is also noted that the application site is not located within an area identified as a 'bird sensitive area' as defined by the RSPB to wind turbines. As such it is considered that the mitigation measures proposed will prevent an adverse impact upon any protected species or their habitat.

7. Other Matters

- 6.45 It is appreciated that other issues can arise when considering a proposed turbine including signal interference but based on the size of the proposed turbine, the accompanying information and the turbine's location, it is not considered that they are of sufficient weight to determine consideration of the proposal. The agent has confirmed that they would have no objections to a condition requiring a scheme of mitigation should any electromagnetic interference occur.

Conclusion

- 6.46 The proposal is in accordance with the overall objectives of Government energy policy. The benefits include effective protection of the environment through the reduction of greenhouse gas emissions and the prudent use of natural resources by reducing reliance on fossil fuels. These benefits are of significant weight.
- 6.47 In conclusion the proposal involves the erection of two turbines at Orton Park Farm. National planning policy promotes targets for renewable energy and looks to Local Authorities to support proposals for renewable energy developments which do not have unacceptable impacts.
- 6.48 Taking account of the scale and technical specifications of the proposal, as well as the levels of screening from nearby properties, the existing turbines, along with the electricity pylons adjacent to the site, it is considered that the turbines will not have a detrimental effect on the character of the landscape or cause unacceptable harm to the living conditions of neighbouring residents.
- 6.49 It is considered that the proposed development accords with the provisions of the Carlisle District Local Plan 2001-2016 and, as there are no material considerations which indicate that it should be determined to the contrary, it will be determined in accordance with the Local Plan and, as such, is recommended for approval subject to the imposition of appropriate conditions.

7. Planning History

- 7.1 A planning application was granted for the erection of a single wind turbine (height to tip 65 metres) at nearby Orton Grange Farm (11/0208).

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. The Planning Application Form;
2. The Site Location Plan received 19th April 2013;
3. The Location Plan received 24th April 2013;
4. The Site Plan received 24th April 2013;
5. The Turbine Elevation Drawing received 19th April 2013;
6. The Wind Turbine Aviation Report received 19th April 2013;
7. The Sound Power Level received 19th April 2013;
8. The Supporting Planning Document received 19th April 2013;
9. The Noise Assessment received 9th May 2013;
10. The obstacle light specification received 19th April 2013;
11. The Access Roads and Crane Platforms document received 19th April 2013;
12. The Hedgerow and Assessment and Woodland Management received 19th April 2013;
13. The Ecological Considerations received 19th April 2013;
14. The Photo Montages received 19th April 2013;
15. The Landscape and Visual Impact Assessment Report and appendices received 4th July 2013;
16. the Notice of Decision; and
17. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. If the turbine hereby permitted ceases to be operational for a continuous period of 12 months the operator shall give notice in writing to the local planning authority of the date this event occurs. Unless the local planning authority gives notice in writing to the contrary the use shall cease and the turbine and all components, listed in condition 2 above, shall be removed from the site within 6 months of the date notified to the local planning authority for the purposes of this condition.

Reason: In the interests of the visual amenity of the area and to accord with the objectives of Policies CP1 and CP8 of the Carlisle District Local Plan 2001-2016.

4. The permission hereby granted is for the proposed development to be retained for a period of not more than 25 years from the date when electricity is first supplied to the grid. The local planning authority shall be notified in writing of the date of the commissioning of the wind farm. By no later than the end of the 25 year period the turbine shall be de-commissioned, and it and all related above ground structures shall be removed from the site which shall be reinstated to its original condition.

Reason: In the interests of the visual amenity of the area and to accord with the objectives of Policies CP1 and CP8 of the Carlisle District Local Plan 2001-2016.

5. Prior to the turbine being erected on site, full details of the proposed aviation lighting, as recommended by the Ministry of Defence, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of air safety and in accordance with Policy CP8 of the Carlisle District Local Plan 2001-2016.

6. The access and parking/turning requirements, shown on the Plan, shall be substantially met before turbine construction work commences on site so that constructional traffic and materials can be accommodated on site. Once complete they shall be retained capable of use thereafter and shall not be altered without the prior consent of the Local Planning Authority.

Reason: The carrying out of building works without the provision of these facilities is likely to lead to inconvenience and danger to road users. Retention of the facilities ensures an appropriate standard of parking and access for as long as the use continues, in accordance with Local Transport Policies LD5, LD7 and LD8.

7. The access track shall be constructed to the satisfaction of the Local Planning Authority and in this respect further details shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. The access track shall be maintained in reasonable condition for as long as the Use continues and shall be removed and the ground reinstated within a year of the turbine being dismantled, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan policies

LD5, LD7 and LD8.

8. No logos, advertisements, lettering, lights or other information (other than that required for health and safety purposes or required for legal reasons including aviation safety) shall be displayed on the turbine, nor shall it be illuminated without the prior written approval of the local planning authority.

Reason: To safeguard the character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

10. The developer shall give advance notice in writing to the Ministry of Defence of the date construction of the turbine hereby permitted commences and ends, and shall include details about the maximum height of construction equipment, together with the blade tip height of the turbine above ground level, and the latitude and longitude of the turbine.

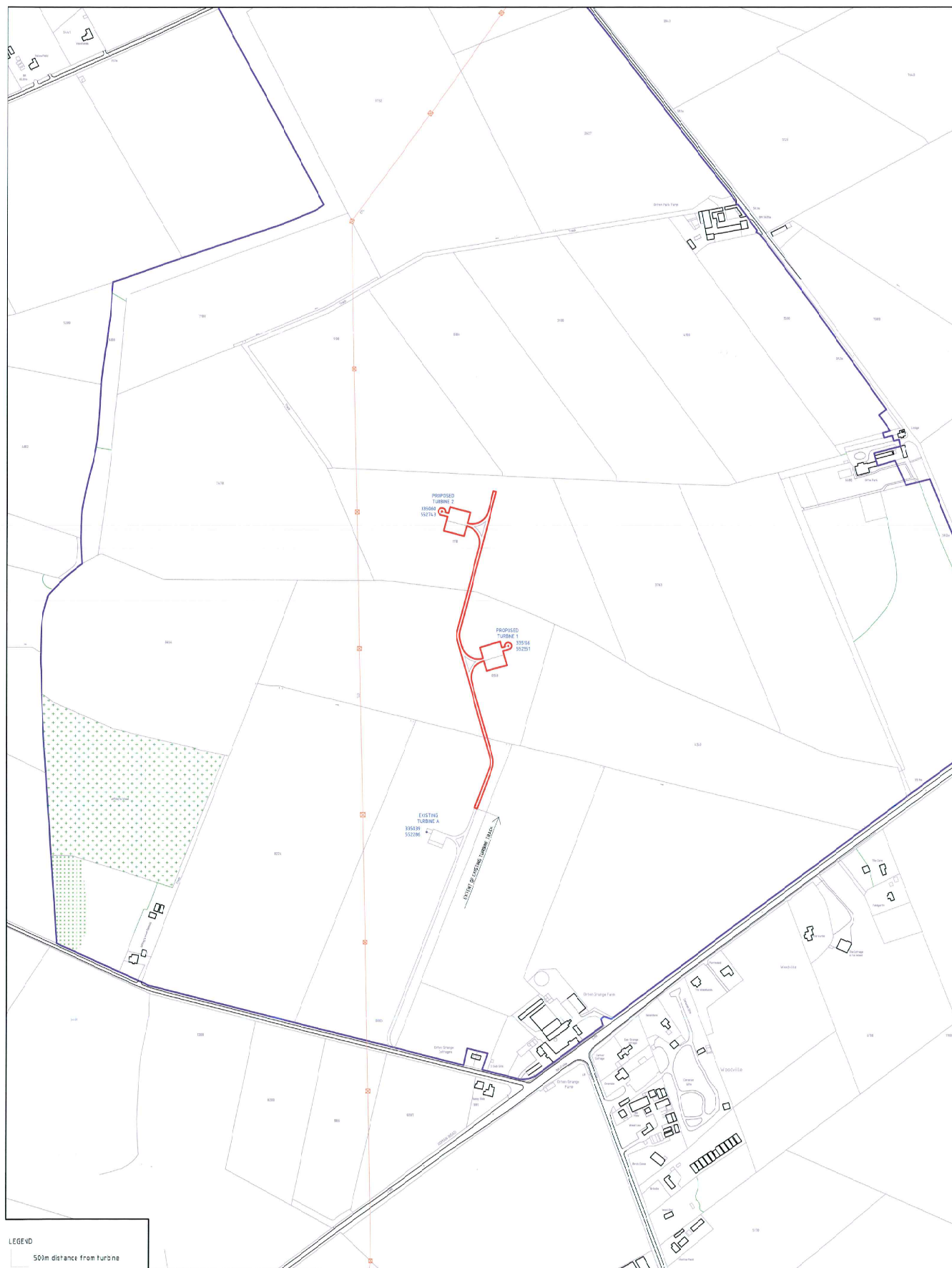
Reason: In the interests of air safety.

11. No construction works of any kind shall take place during the breeding bird season (1st March - 31st August) unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect features of recognised nature conservation importance in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

12. The noise levels of the turbines shall not exceed the levels indicated in the Wind Turbine Noise Assessment (received by Planning Services on 9th May 2013).

Reason: To minimise any potential adverse impact on nearby occupiers and in accordance with the objectives of Policy CP8 (Criteria 4) of the Carlisle District Local Plan 2001-2016.



LEGEND

- 50m distance from turbine
- Extent of shadow flicker
- Existing Woodland
- Proposed Woodland
- Extended Access Track

Location Plan I125001



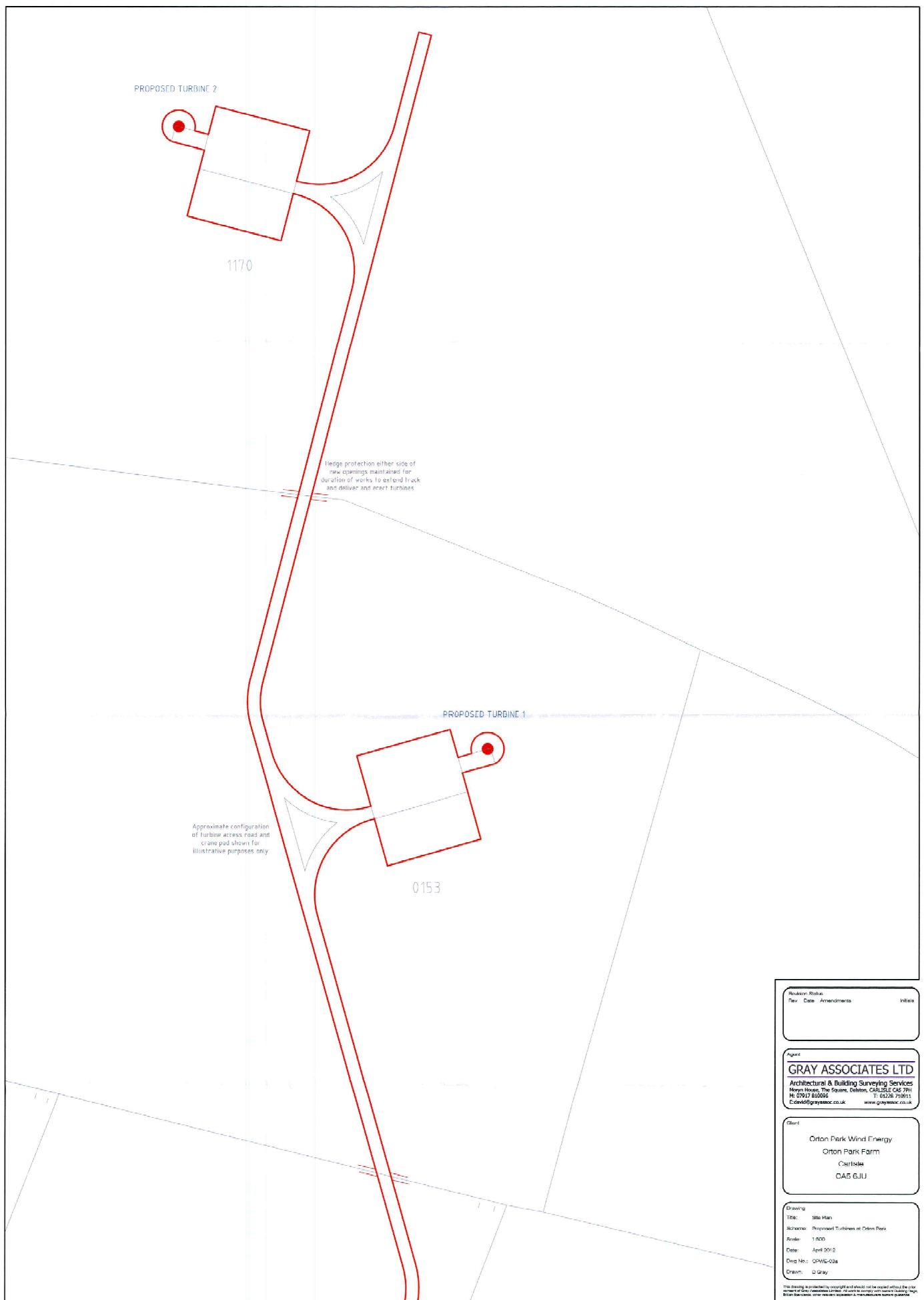
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Revision	Date	Amendments	By
1	15/05/09		

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Client	Drawing
Orton Park Wind Energy Orton Park Farm Carlisle CA5 6JU	Title: Location Plan Scheme: Proposed Turbines at Orton Park Scale: 1:2500 Date: Apr 2012 Dwg No.: CPWE-00a Drawn: D Gray

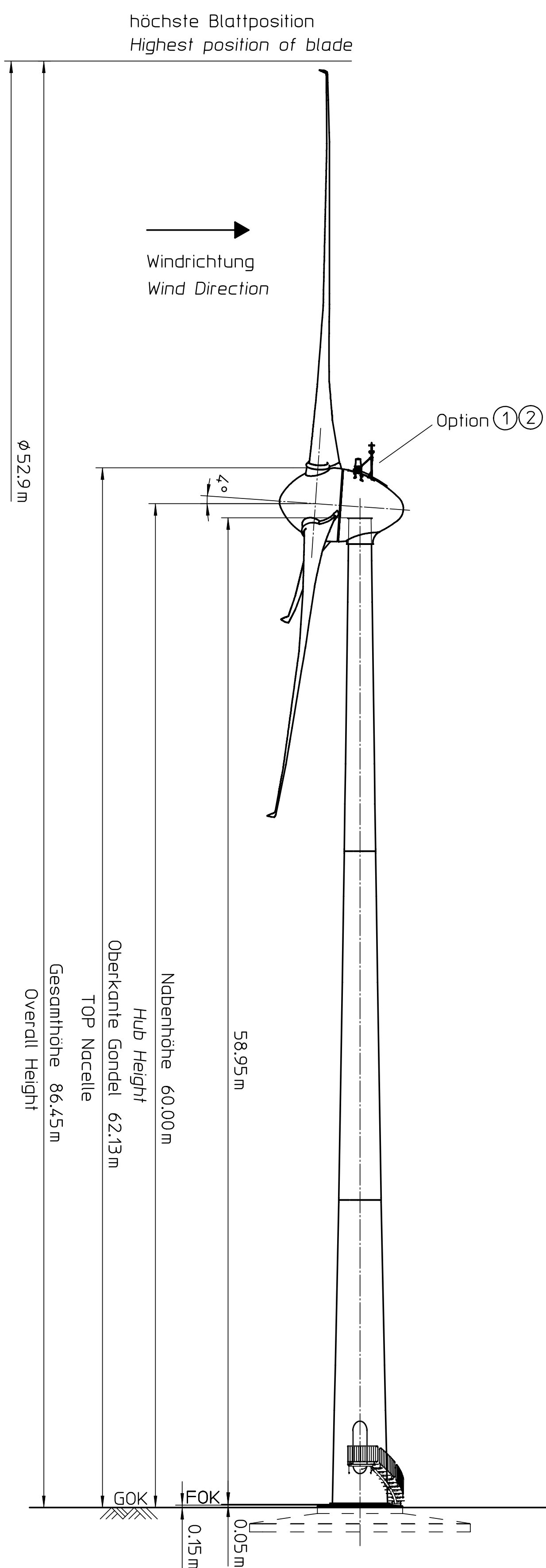
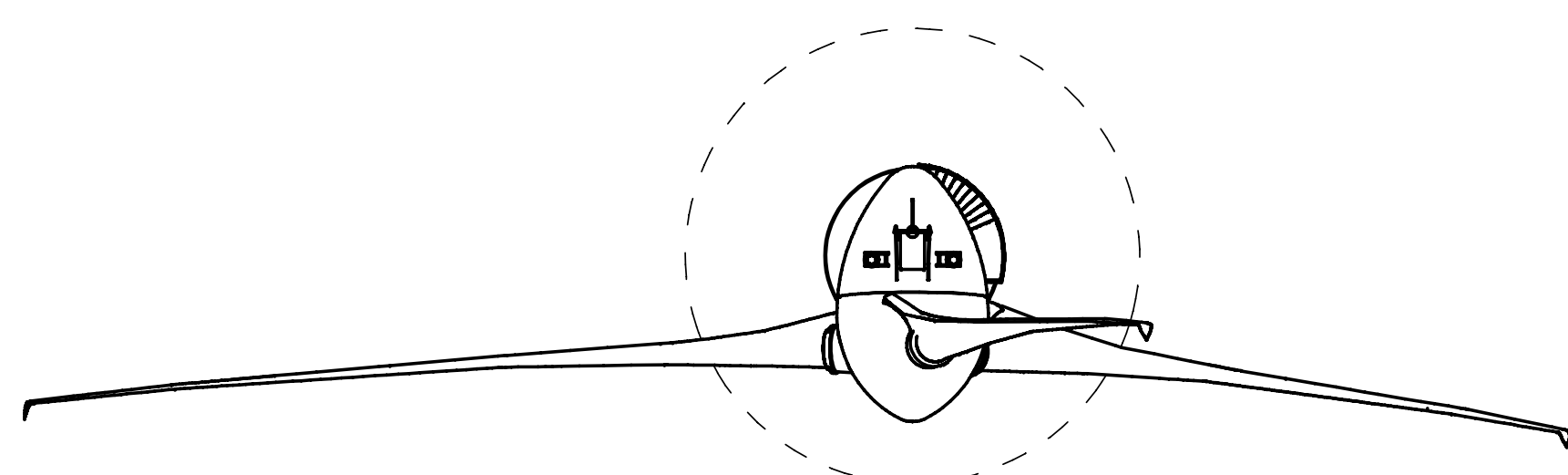
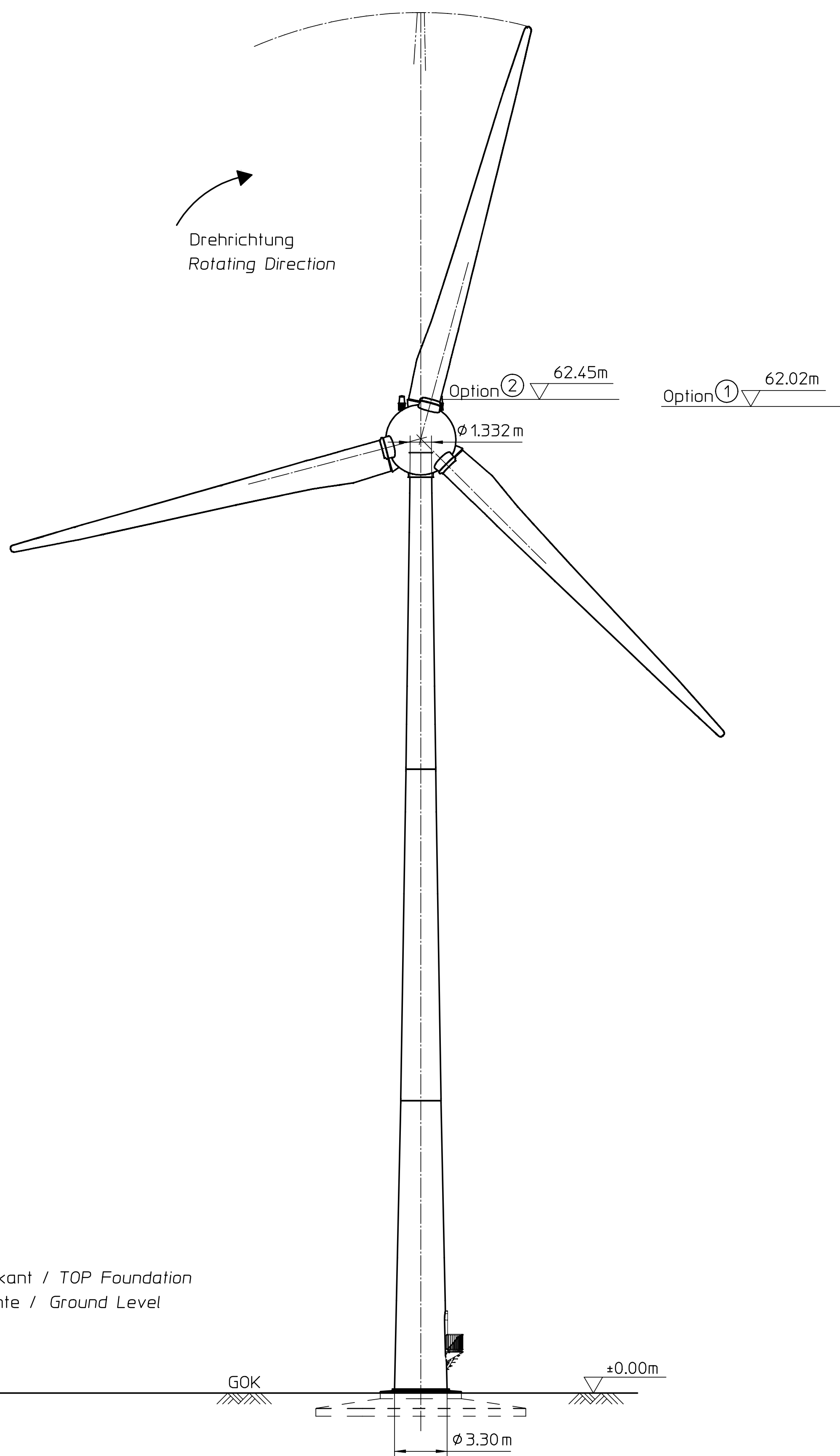
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Revision/Status:	Rev	Date	Amendments	Initials
Agent:	GRAY ASSOCIATES LTD Architectural & Building Surveying Services Mowen Hayes, The Square, Delton, CA25LE CA5 7PH Tel: 01297 810095 T: 01298 710811 E: info@grayassoc.co.uk www.grayassoc.co.uk			
Client:	Orton Park Wind Energy Orton Park Farm Carlisle CA5 6JU			
Drawing:	Title: Site Plan Scheme: Proposed Turbines at Orton Park Scale: 1:500 Date: April 2012 Draw No.: CPW/C-02a Drawn: G Gray			

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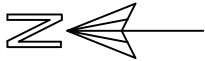
RECEIVED
24 APR 2013
2013/0323



FOK: Fundamentoberkant / *TOP Foundation*
GOK: Geländeoberkante / *Ground Level*

[illegible]

Photo Reference Plan
(1:5000)



Revision Status		Initials
Rev	Date	Amendments

Agent

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Client

Orton Park Wind Energy
Orton Park Farm
Carlisle
CA5 6JU

Drawing

Title: Photo Reference Plan

Scheme: Proposed Turbines at Orton Park

Scale: 1:5000

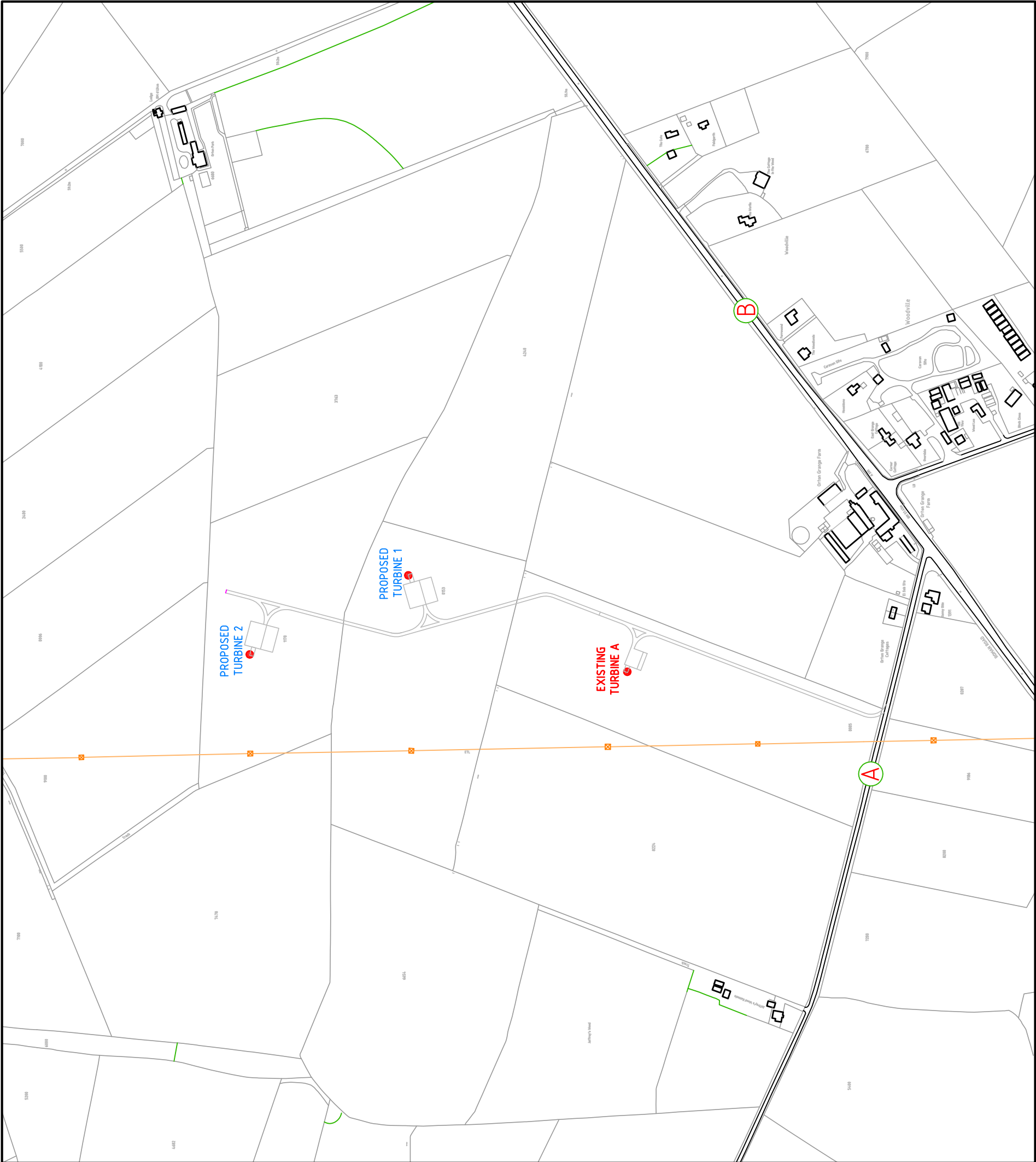
Date: April 2012

Dwg No.: Ref 01

Drawn: D Gray

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Do not scale this drawing.



SUPPORTING DOCUMENT: PHOTO MONTAGE SHOWING EXISTING AND PROPOSED VIEWS OF TWO TURBINES AT ORTON PARK

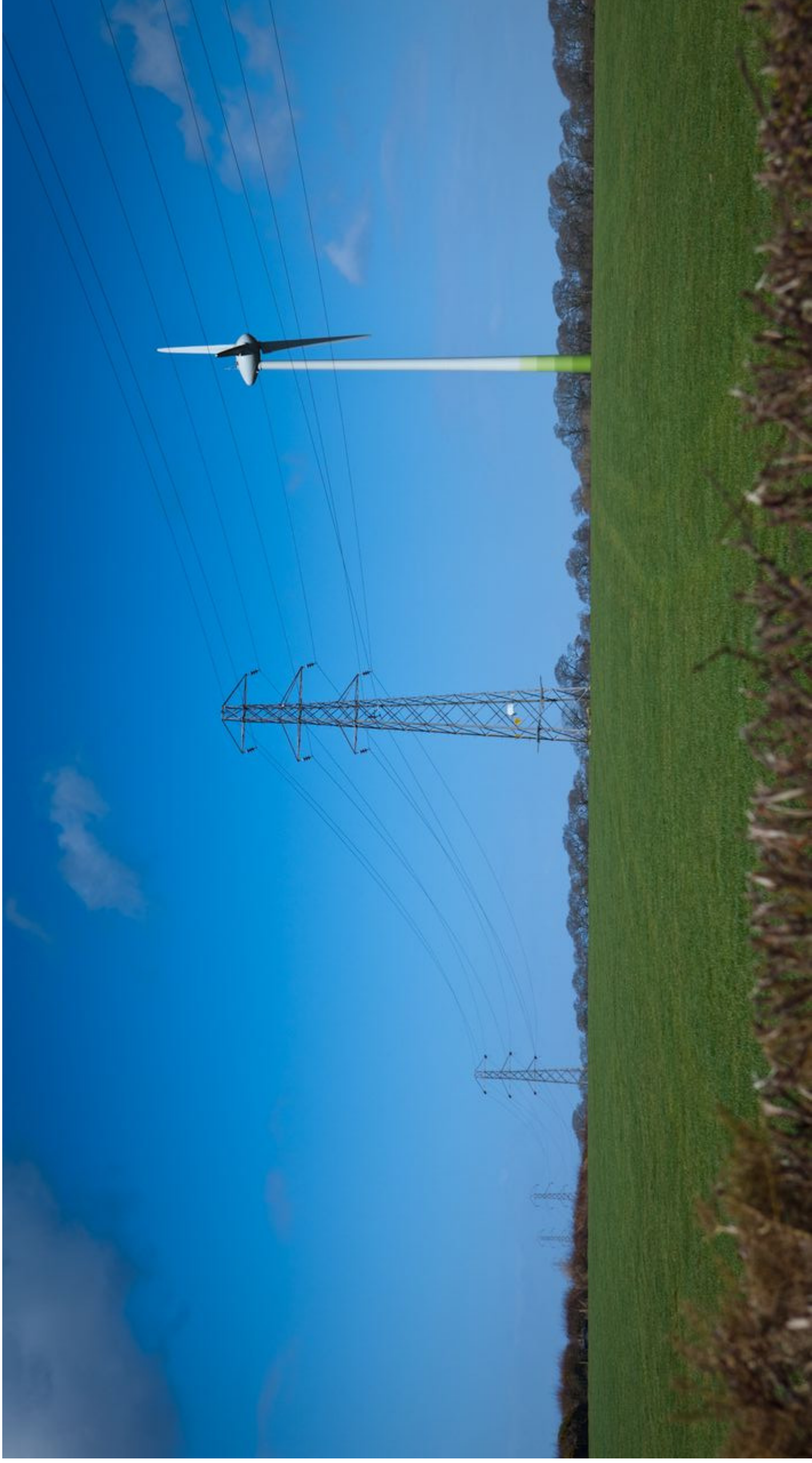


Photo 1: Taken from location A on Photo Reference Plan showing site as existing



Photo 2: Taken from location A on Photo Reference Plan showing site as proposed



Photo 3: Taken from location B on Photo Reference Plan showing site as existing

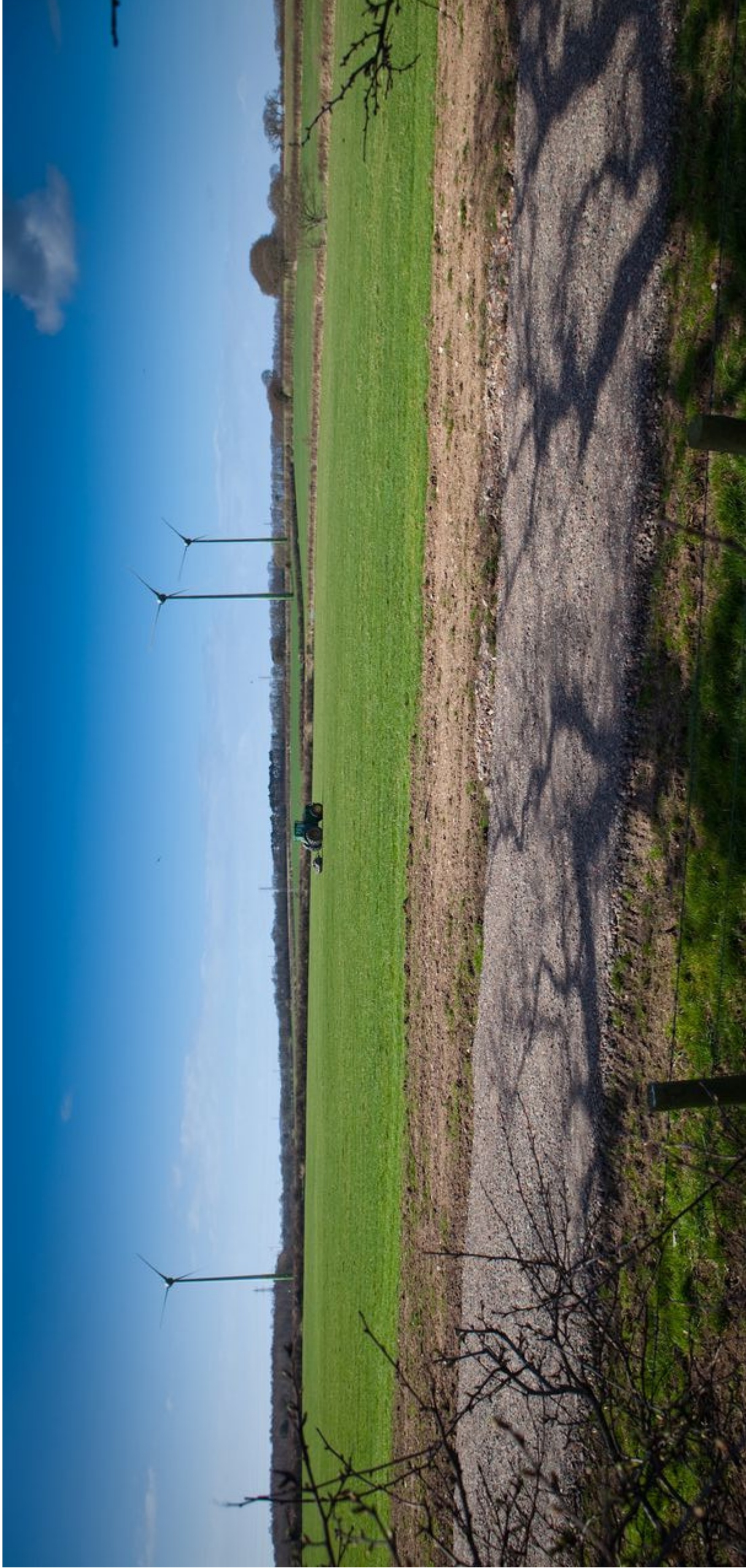


Photo 4: Taken from location B on Photo Reference Plan showing site as proposed