

REFUSAL OF PLANNING PERMISSION

Town and Country Planning England
Town and Country Planning (Development Management Procedure) (England) Order 2010

(Please see notes at end of this letter)

To
Kelda Water Services
c/o Arcus Renewable Energy Consulting
2F Swinegate Court East
3 Swinegate
York
North Yorkshire
YO1 8AJ

This council hereby refuses planning permission for

Construction of 5no Wind Turbines of a maximum height of 125m to blade-tip and associated infrastructure, including 85m high meteorological mast, switch gear/control building, crane hardstandings and access tracks extending from Bacup Rd, Todmorden

on land at

**Land South West Of Gorpley Reservoir
Bacup Road
Todmorden
Calderdale**

in accordance with the plans disapproved by the Council on 08.02.2013

Plan Type	Reference	Version	Date Received
Location Plan	001		09.11.2012
Layout Plan	002		09.11.2012
Proposed Plans	003		09.11.2012
Foundation plan	004A(I)		09.11.2012
Foundation plan	004A(II)		09.11.2012
Foundation plan	004B		09.11.2012
Proposed Plans	005A		09.11.2012
Proposed Plans	005B		09.11.2012
Access Plan	006		09.11.2012
Access Plan	007		09.11.2012
Proposed Plans	008		09.11.2012
Proposed Plans	009		09.11.2012
Proposed Plans	010		09.11.2012
Proposed Plans	011		09.11.2012

for the following reasons:

1. The application site forms a key part of the skyline at the head of the Calder Valley in the Calderdale Special Landscape Area. It is an important component of the distinctive landscape setting of the historic Market Town of Todmorden, within the wider South Pennines Heritage Area. The development is located on a sensitive, narrow section of a key ridgeline, that connects the northern and southern parts of the High Moorland Plateaux landscape character type. In this context the proposed turbines would have significant adverse cumulative landscape impacts, when read in the landscape against the consented wind turbines at Reaps Moss, Crook Hill and Todmorden Moor. The benefits to carbon emission reduction in addressing climate change are not considered to outweigh this identified harm, and the application is therefore contrary to criteria (i) and (ii) of Policy EP28 (Development of Renewable Energy Sources), criteria (i), (ii) and (v) of Policy EP30 (Wind Power Developments), Policy NE8 (Appropriate Development for the Area Around Todmorden) and Policy NE12 (Development within the Special Landscape Area) of the Replacement Calderdale Unitary Development Plan, and guidance contained within the National Planning Policy Framework.
2. Whilst half the access track serving the turbines proposed would be shared with the Reaps Moss development, additional access tracks would be required. At 5 metres in width they would be wider than any existing track at this location and would require cut and fill in places. In combination with the crane hardstandings at each turbine site, they would have a harmful visual impact when viewed from routes above the development site, contrary to criteria (i) and (ii) of Policy EP28 (Development of Renewable Energy Sources), criteria (i), (ii) and (v) of Policy EP30 (Wind Power Developments), Policy NE8 (Appropriate Development for the Area Around Todmorden) and Policy NE12 (Development within the Special Landscape Area) of the Replacement Calderdale Unitary Development Plan, and guidance contained within the National Planning Policy Framework.
3. The proposed wind farm would have an adverse impact on the operation of meteorological and aviation radar. No evidence has been submitted to address this impact and, in the absence of such evidence, the application is contrary to the requirements of Policy T27 (Safeguarding Aerodromes and Air Traffic Technical Sites) of the Replacement Calderdale Unitary Development Plan.
4. Proposed turbine number 1 would create a level of conflict and danger to users of definitive footpath 101 (Todmorden), by reason of the turbine proposed being sited within the fall over distance of the Public Right of Way, contrary to the requirements of Policy BE6 and paragraph 75 of the National Planning Policy Framework.
5. Keepers Cottage, to the north of Gorphey Reservoir, faces the proposed turbines. By virtue of their siting and scale on rising land opposite and above Keepers Cottage, at a distance of approximately 850 metres at their closest, the proposed turbines would have a serious adverse impact on the residential amenity of its occupants, by virtue of their intimidating scale and overbearing nature in relatively close proximity to this residential dwelling, coupled with the impact of illuminated anti-collision warning beacons on each of the turbines. The application is therefore contrary to the

CALDERDALE METROPOLITAN BOROUGH COUNCIL

Application No:

12/01355/WDF

WARD: 15

requirements of criterion (v) of Policy BE1 (General Design Criteria), Policy BE2 (Privacy, Daylighting and Amenity Space) and criterion (iv) of Policy EP30 (Wind Power Developments) of the Replacement Calderdale Unitary Development.

DATED: 8 February 2013

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Geoff Willerton BA(Hons)MRTPI
Head of Planning & Highways