



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/1117

To Mrs Joanne Halton
Sustainable Energy Systems Limited
Brook House Buildings
Hall Lane
Great Ecclestone
Lancashire
PR3 0XN

DESCRIPTION Installation of a 11KW wind turbine (18.4m to hub height and 24.8m to blade tip).
LOCATION Bullhouse Mill House, Lee Lane, Millhouse Green, Sheffield, S36 9NN

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 06 November 2013 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications received on 7th October 2013 and in accordance with the drawings:
Supporting planning statement submitted by Sustainable Energy Systems Ltd
Landscape Character and Visual Impact Assessment for the siting of additional 11kW Gaia small-scale wind generator
Proposed Turbine 3 submitted 24/1/2014
Turbine Location plan
Illustration of turbine entitled 133-11kw turbine - 18m tubular tower, drawing No Gaia-wind 18 IT
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Stephen Moralee
Signed
Head of Planning, Building Control and Sustainability

Dated 19 February 2014

- 3 If the wind turbine hereby permitted cease to be operational for the purposes of generating electricity for a continuous period of 6 months it shall be dismantled and removed from the site within a period of 2 months. The site shall thereafter be restored to its original condition including the removal of the associated concrete bases and cabling.
Reason: To protect the visual amenity of the Green Belt and in order to comply with Policy CSP 34
- 4 All electric cabling to connect the turbine to the mill buildings and the Grid shall be located underground. Thereafter the excavated ground shall be reinstated to its former condition within 1 month of the date of commissioning of the turbine.
Reason: In order to protect the visual amenity of the Green Belt and in order to comply with CSP 29 and CSP 34
- 5 The permission hereby permitted shall be limited for a period of 25 years from the date of the erection of the turbines and by the end of this period the turbine and all associated concrete bases and cabling shall be removed and the site restored to its original condition.
Reason: To ensure that the development has a temporary impact on the Green Belt in accordance with CSP 34
- 6 The Local Planning Authority shall be notified in writing of the date of commissioning at least 7 days prior to the commissioning of the turbines.
Reason: In order that the duration of the planning permission can be monitored effectively.
- 7 The noise level from the turbines shall not exceed 43dB LA90, 10 mins at 3.5 metre from the window of a habitable room in the façade of any residential property.

In the event of a complaint being received in writing and noise verified by the LPA alleging noise nuisance due to the wind turbines on the development hereby approved, the wind turbine operator shall, at its expense, employ a consultant approved by the LPA to measure the level of noise emissions from the wind turbines at the location of, and external to, the complainants' property (or, in the event that access is not possible, at the nearest publicly accessible location acceptable to the LPA). The results of the independent consultant's assessment shall be provided to the LPA within 2 months of the date of notification of complaint unless otherwise agreed in writing by the LPA. The operator shall cooperate with the LPA to ensure that the development is compliant with the above defined limits for the site.

In the event that the assessment indicates that the noise level from the turbines is above 43dB LA90, then the applicant shall submit a mitigation scheme for the written approval of the Local Planning Authority in order to identify measures to reduce the noise of the turbines to acceptable levels.

Reason: In order that the turbines operate within acceptable noise limits and in accordance with ETSU-R-97.

- 8 Any claim by any person for domestic television picture loss or interference at their household within 12 months of the final commissioning of the wind turbine, shall be investigated by a qualified television engineer and the results submitted to the Local Planning Authority in conjunction with a mitigation scheme. Should any impairment to the television reception be determined by the qualified engineer as attributable to the turbines on the basis of the investigations, such impairment shall be mitigated within 12 months of the turbines becoming operational and in accordance with the mitigation scheme.
Reason: In order to ensure TV reception is not adversely affected.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.