

DCNW2008/1289/F - PROPOSED ERECTION AND OPERATION OF 4 WIND TURBINES AND ASSOCIATED ACCESS TRACKS, HARDSTANDING AND SUB STATION BUILDING REEVES HILL, REEVES LANE, NEAR KNIGHTON, HEREFORDSHIRE

Report By: Head of Planning and Transportation

Wards Affected

Mortimer

Purpose

1. To provide an update to the Committee.

Financial Implications

2. None.

Background

3. Members will recall the consideration of the above application at the Special Committee meeting on 12th February, 2009.
4. At that time the Secretary of State for Communities and Local Government had issued an Article 14 Direction. The effect of this Direction was to remove the ability of the Council to grant planning permission for the proposal.
5. Committee resolved that it was minded to approve the application.

Report Details

6. The Secretary of State has now withdrawn the Article 14 Direction. In particular she has concluded that the application should be decided by this Council.
7. A copy of the letter is attached. In particular Members will be interested to note:
 - a) the Secretary of State's general comments on the role of local planning authorities in the planning process (page 1).
 - b) the consideration of PPS1/PPS7/PPS22 in this matter (page 2). These elements of national planning policy statements featured heavily both in the officer report to the February Committee and Members' own consideration of the matter.
 - c) the general comments (page 2) in relation to the Secretary of State's role purely in relation to the call-in process itself.

Further information on the subject of this report is available from Andrew Ashcroft on 01432 383098

Future Progress

8. On the basis of this letter detailed work is now progressing on the following areas:
 - a) modifying the noise conditions in the officer report to reflect industry standards and to respond to comments made in relation to their ability to be enforced.
 - b) the conclusion of the recommended Section 106 Agreement. This is more complicated than normal given both the complexity of the proposal, and the need to secure the agreement of three highway authorities on the issues of abnormal load vehicle routeing and bonds/indemnities.
9. In other major applications it is not unusual for these matters to take several months to conclude. This case is likely to take an equivalent period of time.

RECOMMENDATION

THAT (a) it is recommended that the report is noted.

BACKGROUND PAPERS

- None.