

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- 06/09/0592/F

Submitted :- 8th September 2009

Development at :-

Ormesby Road
(Land to East & West)
Hemsby
Great Yarmouth Norfolk

For :-

Construction and operation of a wind farm consisting of four wind turbine generators, switchhouse, access tracks, hardstandings and underground cabling

Agent :-

Mr P Smith
Sea & Land Power and Energy Ltd
Commercial Road
Lowestoft
Suffolk
NR32 2TE

Applicant :-

Mr P Smith
Sea & Land Power and Energy Ltd
Commercial Road
Lowestoft
Suffolk
NR32 2TE

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

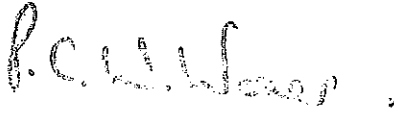
1. The application site is located in an area identified in the Great Yarmouth Borough Wide Local Plan 2001 as 'Landscape Important to the Broadland Scene'(Policy NNV2), 'Landscape Important to the Coastal Scene'(Policy NNV3) and 'Landscape Important to the Setting of Settlements'(Policy NNV5) and the open countryside(Policy NNV7) where development is only permitted if it will not;

- 1) have a significant adverse impact upon the landscape character and traditional built form of the area,
- 2) destroy or damage features of landscape importance which contribute to the character of the area, will not significantly detract from the open character of the area and is in keeping with the rural character of the area;

The wind turbines because of their scale and height, character and appearance are considered to be contrary to the aims of these policies and would have a detrimental visual impact upon the nearby nationally designated Broads area which has been confirmed by Government as having the highest status of protection in relation to landscape and the rural nature of the area and the setting of the nearby villages.

2. The application site lies within the local landscape character area G3: Ormesby and Filby Settled Farmland (Great Yarmouth Landscape Character Assessment April 2008) which is considered by the local planning authority to be an area which has a high sensitivity and is in close proximity to Broads(National Park); the local planning authority in assessing the application and supporting information in the context of Planning Policy 22 and its companion guide along with its own commissioned landscape character assessment, considers that the key characteristics of the landscape are fragile and would be adversely affected by wind turbine development and one which would have an adverse impact upon landscape settings of views in the siting of the wind turbines adjacent to and very near to designated landscapes.

3. The application site lies within close proximity to Broadland Special Conservation Area/ Ramsar Site and the local planning authority, having due regard to its obligations under Regulation 48(1) of the Conservation(Natural Habitats,&c.) Regulations,as amended(The Habitats Regulations), cannot conclude on the basis of the information submitted that the integrity of the site would not be compromised - with particular regard to the impact on pink footed geese and marsh harrier qualifying features of the Special Conservation Area- and that the proposal would not have a significant adverse effect on the site as required by the regulations and Planning Policy Statement 9 and Planning Policy Statement 22 nor can it be concluded that there are no alternative solutions or imperative reasons of overriding public interest including those of a social or economic nature for doing so.



Head of Planning & Development

Date: 23rd December 2009

Head of Planning & Development

Maltings House, Malthouse Lane, Gorleston, Great Yarmouth