

**Rossendale Borough Council**  
**REFUSAL OF PLANNING PERMISSION**  
Town and Country Planning Act 1990

**Applicant Name:** Mr E Romaine  
**Notice Recipient:** Mrs J Moran  
28 Adelaide Street  
Belfast  
Ireland  
BT2 8GD

**Part 1 – Particulars of Application:**

Dated Received: **12th September 2014**

Application Number: **2014/0388**

Proposed Works: Erection of 12 wind turbine generators (maximum height to tip of 125m), construction of access tracks and crane pads, formation of borrow pits for the extraction of stone for on site construction works, erection of 70m high meteorological mast, erection of substation, transformer housings, control room and associated laydown area and construction compound, associated infrastructure and development ancillary thereto. CONSULTATION ON ADDITIONAL INFORMATION

Location: Land On The East And West Side Of Rooley Moor Road Stacksteads

Following consideration of the application in respect of the proposal outlined above, it was resolved to **REFUSE PLANNING PERMISSION** for the following reasons:-

1. The proposed development would have an unacceptable impact on the landscape character of the area, from both short range and longer distance views and both individually and cumulatively when viewed with existing and proposed wind farm developments in the area. The proposal is therefore contrary to policies AVP1, AVP2, Policies 18, 19, and 20 of the adopted Rossendale Core Strategy and the NPPF.
2. The proposed development would have a harmful impact on the setting of various designated and non-designated heritage assets, including listed buildings, conservation areas, and Rooley Moor Road. The benefits of the scheme, including the provision of renewable energy, are not considered to outweigh the harm to designated heritage assets. The proposal is therefore contrary to Policies 16 and 19 of the adopted Rossendale Core Strategy and the NPPF.
3. The applicant has failed to demonstrate that adequate and successful peat restoration measures could be carried out in order to mitigate against the acknowledged loss of peat habitat that would result from the proposals. The proposal is therefore contrary to Policies 18, 19 and 20 of the adopted Rossendale Core Strategy and the NPPF.

4. The proposed development would have a detrimental impact on the amenity of users of public rights of way, in particular users of the Pennine Bridleway along Rooley Moor Road. The proposal is therefore contrary to Policies AVP1, 15, 17, and 21 of the adopted Rossendale Core Strategy and the NPPF.

#### Informative

The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at [http://www.rossendale.gov.uk/a to z/service/309/core strategy](http://www.rossendale.gov.uk/a%20to%20z/service/309/core_strategy), and operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context. In this case it has not been possible to resolve the issues as set out in this refusal notice. The applicant was informed of this during the course of the application.

Date: 28.07.2015

Development Control  
First Floor  
The Business Centre  
Futures Park  
Bacup  
OL13 0BB

Signed:

Stephen Stray  
Planning Unit Manager