

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

**DATE:** **11<sup>TH</sup> DECEMBER 2013**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **INSTALLATION AND COMMISSIONING OF A SINGLE 10KW WIND TURBINE AT TYN Y COED, STARKEY LANE, NORTHOP, MOLD.**

**APPLICATION NUMBER:** **051151**

**APPLICANT:** **MR ROBERT HODGKINSON**

**SITE:** **TYN Y COED, STARKEY LANE , NORTHOP, MOLD CH7 6DG**

**APPLICATION VALID DATE:** **21 AUGUST 2013**

**LOCAL MEMBERS:** **COUNCILLOR MRS M BATEMAN**

**TOWN/COMMUNITY COUNCIL:** **NORTHOP COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **THE HEIGHT OF THE TURBINE STRUCTURE EXCEEDS THE 15M HEIGHT OF STRUCTURES THAT CAN BE DETERMINED UNDER OFFICER DELEGATED POWERS.**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

- 1.01 This application has been submitted as a full application and seeks consent for the erection of one 10kw wind turbine. The turbine is proposed to be 17.9 m to the hub height and the blade rotation leading to a total height of 24.5 m. The wind turbine is proposed to generate electricity for the existing farm unit within which it is set.
- 1.02 The main issues to consider in the determination of this application are the impact upon visual amenity, potential noise impact and any potential adverse impact upon residential amenity and wildlife.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-**

- 2.01
1. Time commencement
  2. In accordance with approved plans
  3. Decommissioning of the site upon end cessation of use.
  4. Reasonable Avoidance Scheme (RAM'S) to be agreed for amphibians.

**3.00 CONSULTATIONS**

- 3.01 Local Member  
Councillor Mrs M Bateman  
No response received at time of writing.

Northop Community Council

Members at a recent meeting agreed, that the Council would not support the scheme. The objection is made on the basis of the wind turbine would impact on the appearance of the area and upon residential amenity in its over dominance.

Head of Assets and Transportation

Refers to the amended details and raise no objection to the proposal and do not intend to make a recommendation on highway grounds.

Head of Public Protection

Having considered the manufactures reference material and having studied information on noise emission from this and other wind turbines, all the information indicates that a turbine of this design, size and position will not be audible at any neighbouring properties at this location; in addition shadow flicker will not be an issue at this location due to its substantially enclosed design. Therefore have no objection to this application.

Airbus

The proposed development has been examined from an aerodrome safeguarding aspect and does not conflict with the safeguarding criteria. Accordingly, we have no aerodrome safeguarding objection to the proposal.

Welsh Government Transport

No response received at time of writing.

DOI Safeguarding

MOD have no objection to this proposal, but request that they be advised of the date construction starts and ends , the maximum height of construction equipment, the latitude and longitude of every turbine.

### Energy Services

The proposed scheme will provide decent energy generation levels. The mast is sited relatively close to the farm buildings on fairly level ground and will not break the sky line, if viewed from any sort of distance. Since the nearest domestic dwelling will be some 300m from the proposed location, visual impact and noise should be minimal to non-existent and seems to be a suitable site.

### Natural Resources Wales

NRW does not object to the proposal, but would recommend that Reasonable Avoidance Measures (RAM's) are incorporated so that any amphibians are not affected by the implementation of the proposal.

## **4.00 PUBLICITY**

- 4.01 Site Notice and Neighbour Notification  
No response received at time of writing.

## **5.00 SITE HISTORY**

- 5.01 None.

## **6.00 PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan  
STR1 - New Development  
GEN1 - General Requirements for Development  
GEN3 - Development in the Open Countryside  
D2 - Design  
WB1 - Species Protection  
EWP4 - Wind Turbine Development

TAN 8 Technical Advice Note Planning for Renewable Energy

## **7.00 PLANNING APPRAISAL**

- 7.01 Introduction  
This is a full planning application for the erection and installation of one 10kw wind turbine, for the generation of electricity for use in connection with the existing farm unit. The hub height is proposed to be 17.9m and a total height to tip of 24.5m.

- 7.02 Site Description  
The proposed turbine is to be located in the open countryside, on level arable land, the land is not defined by any designated statutory designation. The site has back drop of a mature copse of trees and the location of the turbine has been carefully considered, to be located close to the existing farm buildings. There are a number of residential units located approximately 300m from the proposed turbine.

- 7.03 Principle of Development  
Development for clean renewable energy generation sources is encouraged under TAN8, Technical Advice Note Planning for Renewable Energy.
- 7.04 In addition the adopted Flintshire Unitary Development Plan also encourages the use of this type of energy generation, under the above policies and especially in compliance with Policy EWP4 Wind Turbine Development, subject to no significant adverse impact upon visual amenity of the area, noise generation, no adverse impact upon residential amenity or on wildlife .
- 7.05 Justification  
Development for the erection of one 10kw turbine is considered to be micro generation. The height of the turbine has been designed to achieve the most energy generation for this location, in order to offset the cost of the installation in conjunction with use on the farm.
- 7.06 Visual Impact , Shadow Flicker and Potential Noise Impact  
The application has been considered by both the Energy officer and the Environmental Health officer, with regard to the expected energy generation and any potential adverse impact.
- 7.07 The location of the turbine has been carefully considered with regard to the potential impact upon visual amenity. The site is located against a backdrop of a mature copse of trees on a level site, as such the proposal will not create skyline development and will to some extent be assimilated into the wider surrounding open countryside setting. As such it is not considered to be over dominant or to adversely impact on this open countryside area, or the nearby residential properties.
- 7.08 These impacts have been considered with regard to visual impact and the potential for shadow flicker, whilst the blades are rotating. To this end the blades have been designed to be constructed of a material which will limit this and as such neither of the above officers consider this to be a potential problem.
- 7.09 Due to the proximity of the turbine from the A55 I have consulted with the Welsh Government Transport section, but at the time of writing this report I have not received a response. Our own Highways officers have not raised any objection on these grounds.
- 7.10 Due to the proximity of the turbine in relation to the residential units, the environmental health officer has had regard to the acoustic details accompanying the application and considers that on the information provided, it is considered that a turbine of the design, size and in the position proposed will not be audible to any neighbouring property at this location.

7.11 Protected Species

Due to the open countryside location of the proposed turbine, the possible impact upon wildlife and protected species has been considered in the determination. Natural Resources Wales and the ecologist have highlighted the potential for great crested newts to be present within the site environs. It is considered by the ecologist that there is no need for amphibian fencing and ground checks while the ground works are being undertaken should be sufficient. As such it is proposed in order to minimise any potential impact, the applicant will be required to propose and deliver an amphibian mitigation scheme, by means of reasonable avoidance scheme (RAM's). If any newts are found during the course of the application then a licence will be required and any works should cease immediately until this license has been issued.

8.00 CONCLUSION

8.01 It is considered that the proposed 10kw wind turbine will enable the micro generation of a clean source of renewable energy to be generated from this site; in compliance with the above policies and technical guidance.

8.02 Any impact will be mitigated by the sensitive location of the proposed turbine, its proximity to existing buildings and the design and materials proposed; further limiting any potential impacts upon the wider area.

8.03 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

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