

FLINTSHIRE COUNTY COUNCIL

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

DATE: **7TH NOVEMBER 2012**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **FULL APPLICATION – ERECTION OF 1 x 15M SMALL SCALE WIND TURBINE AT SYCHDYN BOARDING KENNELS AND CATTERY, CAE MARCH FARM, NEW BRIGHTON ROAD, SYCHDYN, MOLD**

APPLICATION NUMBER: **050175**

APPLICANT: **Mr G THOMAS & SON**

SITE: **SYCHDYN BOARDING KENNELS AND CATTERY, CAE MARCH FARM, NEW BRIGHTON ROAD, SYCHDYN, MOLD**

APPLICATION VALID DATE: **02/10/2012**

LOCAL MEMBERS: **COUNCILLOR M BATEMAN**

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

REASON FOR COMMITTEE: **THE PROPOSED WIND TURBINE INCLUSIVE OF THE BLADE HEIGHT EXCEEDS 15M AND THEREFORE FALLS OUTSIDE THE DELEGATED POWERS.**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This full planning application seeks consent for the erection of one wind turbine on land at Sychdyn Boarding Kennels & Cattery Cae March Farm, New Brighton Road, Sychdyn, Mold. The proposed turbine is 15.42 metres to the hub height, with an additional 3.57 metres further projection for the blades. The proposal will be located within the open countryside, with the nearest other residential dwellings (Cae Derwen) located approximately 260 metres to the east and (Trem-y-Fron estate) to the north west being approximately 330 meters away. The primary considerations relevant to the proposal are the principle of development, the visual impact on the landscape and residential

amenity.

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

- 2.01
1. Time limit
 2. In accordance with approved plans
 3. When the turbine is no longer used for generation of electricity it shall be removed from the site and the land restored in accordance with details to be agreed
 4. Maximum noise levels to be no higher than detailed in submitted specifications

3.00 CONSULTATIONS

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

Northop Community Council
No response at time of writing report.

Head of Public Protection
No objection.

Environment Agency
Has assessed the application as having a low environmental risk and advises that a copy of their standard advice to developers is attached to any permission given.

Airbus
No response at time of writing report.

4.00 PUBLICITY

- 4.01 Press Notices displayed
No response at time of writing report.

5.00 SITE HISTORY

- 5.01 384/86 – Change of Use to Kennels – Planning permission granted – 15/08/1986
1152/89 – Change of Use from livestock building to dog kennels – Planning permission granted - 31/05/1990

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
Policy GEN1 - General Requirements for Development
Policy GEN3 - Development in the Open Countryside

Policy EWP1 - Sustainable Energy Generation
Policy EWP4 - Wind Turbine Development
Technical Advice Note 8 - Renewable Energy
Planning Policy Wales 2011

7.00 PLANNING APPRAISAL

7.01 Site and Proposed Development

This full application seeks consent for the erection of one 10kW small scale micro wind turbine on land to the south of Cae March Farm. Full details of the proposed wind turbine, including an Acoustic Noise Assessment, have been submitted with the application.

7.02 The proposed turbine will be located within the open countryside on land to the south of Cae March Farm, which is a working livestock/arable farm and a boarding kennels and cattery. The site is off New Brighton Road and Sychdyn is the nearest residential settlement. The site has no specific designation within the adopted Unitary Development Plan other than being within the open countryside. The surrounding countryside is very open, and is a mix of medium-large sized agricultural fields and lowland heath. Most of the fields are bounded by low hedgerows. The location of the turbine is in the centre of a field. One hedgerow separates the proposed wind turbines cabling from the farm buildings located to the north-east, approx 105m away. New Brighton Road is the nearest main road to the proposed wind turbine site but some considerable distance away.

7.03 The proposed turbine is to contribute to the energy needs of the dwelling, working farm and kennel and cattery business, it will help create a renewable source of electricity to be used for the property and also any additional electricity will be sold to the National Grid therefore helping the Government to meet its targets on the production of renewable energy, it will also enable carbon emissions of the site to be reduced. It is to be mounted on a free standing tapered galvanised steel mast, in pale grey/white, with composite head and blades, again in pale grey/white in colour, with underground cabling from the turbine to the electrical supply.

7.04 Principle of Development

The most relevant policies in the Unitary Development Plan (UDP) are EWP 1 Sustainable Energy Generation; EWP4 Wind Turbine Development and GEN 3 Development in the Open Countryside. The proposed wind turbine would provide a source of renewable energy for dwelling, working farm and kennel and cattery business at Cae March Farm. The relevant Development Plan policies and national planning advice seeks to promote sustainable energy whenever reasonably possible.

Planning Policy Wales states that local planning authorities should facilitate the development of all forms of renewable and low carbon

energy and ensure that development control decisions are consistent with national and international climate change obligations, including contributions to renewable energy targets and aspirations. This though needs to be balanced against ensuring that international and national statutory obligations to protect designated areas, species and habitats and the historic environment are observed.

7.05 Policy EWP4 of the Unitary Development Plan refers to the cumulative impact of wind turbines. As far as I am aware there are no other wind turbines (proposed or existing) in the near vicinity of the application site.

7.06 **Visual Impact**

The application site is accessed off a drive/track from New Brighton Road and forms part of the sporadic development within the Sychdyn area, which includes residential development, agricultural buildings, and telegraph poles within a mainly open countryside location.

7.07 The site is set within a rural landscape with hedgerows forming the boundaries to the parcel of land on which the proposed turbine is to be located. To the north west boundary there is an existing hedgerow beyond which is open fields and the estate of Trem-y-Fron. To the north east is the location of a telecommunications tower and associated cabin and ancillary development and farm buildings. To the south west is an existing hedgerow and mature trees and an access track and to the south east open fields and in the distance hedgerows and mature trees.

7.08 The area is rated as 'moderate' in terms of its landscape, visual/sensory and geological importance and 'high' in terms of its visual and sensory, landscape habitats, historic and cultural landscape importance on LANDMAP. It is therefore in a fairly sensitive landscape area.

7.09 However, whilst the site is within such a landscape, the topography of the land and the natural landscaping within creates some screening which would reduce the visual impact of the proposed domestic scale turbine. There are existing linear structures in the landscape such as telegraph poles. In addition the scale of the proposed turbine together with the pale grey/white finish has been chosen in order to lessen the visual impact within the landscape.

7.10 **Shadow Flicker and Noise Generation**

The manufacturer's reference material and acoustic noise assessment submitted with the application has been studied by the Council's Public Protection Section. The information provided indicates that a turbine of this design, size and position will not be audible by any neighbouring property at this location. In addition shadow flicker will not be an issue at this location.

7.11 **Residential Amenity**

As stated above the location of the proposed turbine is some 260 and 330 metres from the nearest properties and will not therefore directly affect any residential property.

7.12 **Ecology**

In regard to the Natural Environment and Rural Communities (NERC) Act 2006, it is not envisaged that there are any issues but the Council's Ecologist comments are awaited at this time and will be reported as late observations.

8.00 CONCLUSION

8.01 Having considered all matters in regard to this application, the proposed 10kW small scale wind turbine is considered to be acceptable in principle and detail subject to appropriately worded conditions.

8.02 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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