

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **WEDNESDAY, 21 JANUARY 2015**

**REPORT BY:** **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**SUBJECT:** **FULL APPLICATION - ERECTION OF A SINGLE WIND TURBINE (45 M HUB HEIGHT, 67 M BLADE TIP HEIGHT) TWO METERING UNITS, ACCESS TRACK, ASSEMBLY AND CRANE AREAS AT TY COCH, CROSSWAYS ROAD, PEN Y CEFN, CAERWYS.**

**APPLICATION NUMBER:** **051826**

**APPLICANT:** **MR. DAVID READ**

**SITE:** **TY COCH, CROSSWAYS ROAD, PEN Y CEFN, CAERWYS.**

**APPLICATION VALID DATE:** **24<sup>TH</sup> FEBRUARY 2014**

**LOCAL MEMBERS:** **COUNCILLOR J.E. FALSHAW**

**TOWN/COMMUNITY COUNCIL:** **CAERWYS TOWN COUNCIL**

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

**SITE VISIT:** **YES**

**1.00 SUMMARY**

- 1.01 This application is for the erection of a single wind turbine (67 m blade tip height), two metering units, access track, assembly and crane areas at Ty Coch, Crossways Road, Pen y Cefn, Caerwys.
- 1.02 The main issues for consideration are the effects upon the landscape

character of the area including the nearby Clwydian Range and Dee Valley Area of Outstanding Natural Beauty and the impact upon the setting of the listed buildings of Ty Coch and at Plas Cerrig Farm.

1.03 It is considered that due to the height, nature and location of the proposal it would have a detrimental impact upon the landscape character of the area and adjoining AONB and setting of the listed buildings of Ty Coch and at Plas Cerrig Farm.

**2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS**

- 2.01
1. It is considered that due to the height, nature and location of the proposal it would have a detrimental impact upon the landscape character of the area, including the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty and thereby contrary to Policies EWP4, STR1, STR7, GEN1, GEN3, L1 & L2 of the Adopted Flintshire Unitary Development Plan.
  2. It is considered that due to the height, nature and location of the proposal it will have a detrimental impact upon the setting of listed buildings of Ty Coch and Plas Cerrig Farm and thereby contrary to Policy HE2 of the Adopted Flintshire Unitary Development Plan.

**3.00 CONSULTATIONS**

3.01 Local Member

Councillor J.E. Falshaw

Requests both that the application be referred to Planning Committee and a site visit be undertaken. The reasons being that the development would have a significant impact on the AONB sensitive area. Height 218 ft is significant in comparison to other farm turbines within same locality.

Caerwys Town Council

Objects to the application for the followings reasons and concerns:-

- Adverse impact to visual amenity on edge of AONB. Industrial scale development in a very rural area.
- Impact and damage to trees and hedgerows during delivery of proposal and subsequent construction.
- Impact to hedgerows and other features in connecting proposal to National Grid.
- Effect on local area of all lorries removing estimated 300 tons of soil from site on narrow roads.

- Effect of construction and operation of turbine on aquifer.

Highways Development Control Manager

Recommends any permission includes suggested conditions.

Environment Directorate

Public Footpath 12 crosses the site but appears unaffected by the development. Path must be protected and free from interference from the construction.

Head of Public Protection

ETSU 97 Noise Assessment shows all non involved properties are under the 35 dBA threshold. Ty Coch Farm is under 45 dBA threshold for involved properties. No objection in principle but advises suggested conditions are imposed upon any permission.

Welsh Government Transport

As Highway Authority for A55 trunk road directs any permission include suggested conditions.

Denbighshire County Council

Has the following observations:-

- Concerns regarding impact on the setting of the AONB (including views from within the AONB and on views into the AONB), Offa's Dyke National Trail and on views from the Local Highway Network and particularly A55 which is a key transport route into Denbighshire and North Wales and a major visitor gateway.
- Strategic level, concerns relating to view from A55, key gateway into North Wales, where it would be viewed against backdrop of the AONB. Landscape Assessment shows turbine would be dominant feature and both tower and blades would break skyline. Proposal is out of scale to its agricultural setting and would have a detrimental impact on views into the AONB and therefore an adverse impact on character and special qualities of the landscape designation.
- Introduce large turbine development into area of North Wales not currently influenced by wind energy development, which would contribute to perceived sporadic spread of 'one-off' medium/sub-local authority scale turbines, which will have strategic implications upon the ability to conserve the integrity of wider valued landscapes in longer term.

Clwydian Range & Dee Valley AONB JAC

Notwithstanding reduction in overall height of turbine (from 79 m to 67 m) from previous application, remains of the view that height and scale of the proposal will have a harmful impact on the AONB and its setting. Views eastwards from higher ground of AONB will be

significantly interrupted by a large industrial structure in an open landscape. Also, important views of the AONB, from the A55 will be harmed. None of these views currently compromised by discordant large scale wind turbine development, and JAC is concerned that allowing the proposal of this size would set a precedent which would further undermine the setting of the AONB. Notes this would be first large scale wind turbine visible from the A55 as the principal road access into North Wales and considers will have a strategic impact on visitors' perception of both the protected landscape and wider area. Therefore objects to application.

#### National Resources Wales

No response received to date.

#### Welsh Water/Dwr Cymru

No public sewers in area. Application does not propose to connect to public sewer and therefore there are no further comments.

#### Clwyd-Powys Archaeological Trust

From cultural heritage point of view, primary impacts will be received by two nearest Grade II listed buildings at Ty Coch and Plas Cerrig Farm. Magnitude of effect for both properties is high with level of impact determined to be Substantial Adverse. Views of proposal limited from each of the properties are partly masked by low vegetation, but turbines would be prominent on the northern skyline. Views from both properties to the south already compromised by two sets of crossing electricity pylons and a tall distant transmitter mast. Primary view from Ty Coch is to the south. Primary views from Plas Cerrig Farm complex are east-west. Do not consider these primary views to be compromised, but Local Planning Authority should note the predicted Substantial Adverse visual impact when making their decision.

#### CADW

Some potential for this proposal to be visible from a large number of designated Scheduled Ancient Monuments. However, in Cadw's opinion, due to the limited scale of the proposals, being only a single turbine of 67 m height to blade tip, any visual impact is unlikely to be significant. This proposal would not therefore be considered to adversely impact on the settings of the above monuments.

Also in Cadw's opinion, although the proposed turbine may be visible from Bryngwyn Hall and Pantasaph registered historic parks and gardens, its scale and distance from them together with the intervening topography and vegetation, means that any visual impact would be minimal.

#### Civil Aviation Authority

No response received to date.

Ministry of Defence – Safeguarding

No objections to the proposed development.

National Air Traffic Services

No response received to date.

National Police Air Service

Concern is regarding another significant obstruction along our access route in poorer weather. However, concede that the location would be known to us and it may be possible to avoid or circumnavigate them. Request to display aviation obligation lights during hours of darkness and periods of poor light and visibility.

Liverpool John Lennon Airport

After reviewing the Line of Sight of Assessment submitted previously by the developer that the proposal is unlikely to affect operations at the Airport and therefore have no objections.

Airbus

Does not conflict with safeguarding criteria. No aerodrome safeguarding objection to the proposal.

Clwyd Badger Group

No response received to date.

North East Wales Wildlife

No response received to date.

North Wales Wildlife Trust

No response received to date.

RSPB Cymru

No response received to date.

British Horse Society

No response received to date.

Ramblers Association

No response received to date.

Wales & West Utilities

Have apparatus in area. Advise developer to contact them before proceeding with any works.

SP Energy Systems

Have plant and apparatus in area. Advise developer to contact them before proceeding with any works.

CPRW

Objects to the application on the following grounds:-

- Proposal is a large industrial structure which will produce a totally unacceptable feature which will dominate the surrounding landscape.
- Wind turbine, one of most ineffective ways to generate power.
- Further scars on the landscape will be the access track and erection of two utilitarian design units.
- Development would remain a dominant feature to blight the landscape over many years and would be far from a temporary structure.
- Ty Coch and Plas Cerrig Farm are two Grade II listed buildings which will be over-dominated by the proposal due to its size and resulting in an unacceptable adverse impact upon their settings.
- Area considered to be sensitive with respect to controlled waters.
- Movement of the wind turbines blades will have a detrimental impact upon the existing natural features within the landscape.
- Adversely affect the AONB to a significant degree due to its size and form and cannot be mitigated against.
- Detrimently affect residential amenity. Not all nearby properties are included in the LVIA.
- Cumulative wind turbine/wind farm locations map is outdated. No mention is made of a planned turbine development on adjacent land at Ffrith y Garreg Wen.
- Loss of hedgerows and trees which will also lead to altering the landscape of the area.
- Public right of way will be affected.
- No justification can be put forward by the development that would outweigh the substantial harm that would be caused to the open countryside along with significant adverse impact upon visual and residential amenity and settings of listed buildings.
- No details given as to where connection to the grid is to be undertaken. May result in the erection of an overhead line in the open countryside.
- Local roads not suitable to take the wide loads of the delivery

vehicles of the turbine.

#### **4.00 PUBLICITY**

4.01 Press Notice, Site Notice, Neighbour Notification  
5 letters of objection received. The grounds being:-

- Site is within a highly sensitive area of environmental, landscape and heritage importance.
- Being 67 m in height, turbine is of such size to be impossible to minimise its environmental impact at this location.
- Not sensitive to the needs of the local community.
- Would over dominate and severely impact upon the character and appearance of the area through adverse visual intensity.
- Impact upon emergency services lying as it does on the route of the air corridor used by Police helicopter.
- Would distract drivers using the A55.
- Eyesore on main tourist route to North Wales.
- Impact upon geese, lapwings and curlews and newts.
- Impact upon health and community with its continuous whine and shadows caused.
- Government policy is now to encourage off shore rather than on shore wind farms.
- If granted, would set a dangerous precedent and lead to a proliferation of similar applications in the locality which the Council would find difficult to refuse. Lead to the destruction of one of most beautiful areas of countryside in the entire county.
- Will be detrimental to visual amenity which is close to an AONB on both sides.
- Turbines are totally uneconomical and one on its own is even more uneconomical, so will this be start of a major development in the future. Applicant will receive £22,000 p.a. an amount to encourage other landowners.
- Removal of an ancient hedgerow.

- Cause disruption to local traffic due to size of transport to bring sections to site.
- Size is more suitable for sites at sea for remote areas.
- Set a precedent.
- Effect on wildlife and local people.
- Danger to public safety due to proximity to a busy route and flight path of emergency vehicles.

## **5.00 SITE HISTORY**

### **5.01 050077**

Erection of wind turbine with a 55.6 m hub, a 24 m blade, giving an overall ground to blade tip height of 79.6 m and two metering units – Withdrawn 10<sup>th</sup> March 2014.

#### **Adjoining Site – West**

##### **049042**

Outline – Secure truck parking facility with ancillary development – Refused 16<sup>th</sup> March 2012 and dismissed on Appeal 1<sup>st</sup> March 2013.

##### **047840**

Outline – Secure truck parking facility with ancillary development – Withdrawn 10<sup>th</sup> May 2011.

##### **043612**

Outline – Secure truck parking facility with ancillary and complementary development – Refused 11<sup>th</sup> February 2009.

#### **Adjoining Site – North East**

##### **050880**

Erection of an anemometer mast (up to 80 m) for the temporary period of three years – Refused 5<sup>th</sup> June 2013 and allowed on Appeal 4<sup>th</sup> February 2014.

##### **034132**

Siting of shelter – Granted 3<sup>rd</sup> September 2002.

##### **96/15/472**

Certificate of lawfulness – Granted 15<sup>th</sup> October 1997.

##### **651/86**

Continuation of use as a gliding club – Withdrawn 22<sup>nd</sup> December 1986.

## **6.00 PLANNING POLICIES**



- 6.01 Flintshire Unitary Development Plan  
STR1 – New Development.  
STR6 – Tourism.  
STR7 – Natural Environment.  
STR8 – Built Environment.  
STR10 – Resources.  
GEN1 – General Requirements for Development.  
GEN3 – Development in the Open Countryside.  
D1 – Design Quality, Location & Layout.  
D2 – Design.  
D3 – Landscaping.  
D4 – Outdoor Lighting.  
TWH1 – Development Affecting Trees & Woodlands.  
TWH2 – Protection of Hedgerows.  
L1 – Landscape Character.  
L2 – Area of Outstanding Natural Beauty.  
WB1 – Species Protection.  
WB4 – Local Sites of Wildlife & Geological Importance.  
HE2 – Development Affecting Listed Buildings & Their Setting.  
HE4 – Buildings of Local Interest.  
HE6 – Scheduled Ancient Monuments & Other Nationally Important Archaeological Sites.  
AC2 – Pedestrian Provision & Public Rights of Way.  
AC12 – Airport Safeguarding Zone.  
AC13 – Access & Traffic Impact.  
EWP1 – Sustainable Energy Generation.  
EWP4 – Wind Turbine Development.  
EWP12 – Pollution.  
EWP13 – Nuisance.  
EWP16 – Water Resources.

#### National Policy

Planning Policy Wales Edition 7, July 2014.

Technical Advice Note (TAN) 5: Nature Conservation & Planning (2009).

Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities (2010).

Technical Advice Note (TAN) 8: Renewable Energy (2005).

Technical Advice Note (TAN) 11: Noise (1997).

Technical Advice Note (TAN) 12: Design (2009).

Technical Advice Note (TAN) 13: Tourism (1997).

Technical Advice Note (TAN) 18: Transport (2007).

In terms of the National Policy context, it is clear that there is a positive approach taken by the Welsh Government to renewable energy having regard to the issue of global warming and climate change. The policy context also seeks to protect sensitive landscapes. The clear message of both Planning Policy Wales and the Flintshire Unitary Development Plan is that renewable energy proposals should be permitted unless there are unacceptable impacts

on landscape and amenity etc. These are addressed in the appraisal below.

## **7.00 PLANNING APPRAISAL**

### **7.01 Site Description & Proposals**

The site comprises part of a field used for the grazing of livestock which forms part of Ty Coch Farm. The site area is 0.469 ha and is generally flat. It is located approximately 280 m to the North East of the existing farm complex of buildings of Ty Coch. These buildings front onto the Northern side of Crossways Road. This road in turn is located off the B5122 which leads to Caerwys. The site is surrounded on all sides by other agricultural land.

7.02 The proposed development consists of the erection of an Enercon E-44 wind turbine with a maximum 500 kw output capacity. The turbine is a modern design with a tapered tubular tower and three blades attached to a nacelle containing the generator and gearbox. It will have a 45 m hub height with a 22 m blade, giving an overall ground to blade tip height of 67 m. The turbine will be finished in a pale grey matt colour.

7.03 The transformer for the turbine is located within the tower base, with two container units located adjacent to the turbine to house the switch gear and a HV meter room for SP Energy Networks. These units will both measure 2.95 m x 3.05 m x 2.6 m (height to ridge). Connection cables to the local grid will be via underground ducting laid along the proposed and existing access roads.

7.04 A 410 m section of new access track across the applicant's fields will be constructed from a new vehicular access to be created on the Northern side of Crossways Road approximately 100 m westwards from the farm complex to the wind turbine.

7.05 The Applicant's aim to develop a sustainable renewable project on their farm to both reduce their financial overheads on the farm and also to contribute to the reduction of their carbon footprint.

7.06 It is proposed to use the wind turbine for 25 years. Where after the turbine and structures will be removed and the landscape reinstated using appropriate decommissioning and reinstatement practices.

### **7.07 Issues**

The main issues to be considered within the determination of this planning application are the principle of the development in Planning Policy terms, the highway implications and the effects upon the amenities of adjoining residents, the character and appearance of the landscape, the setting of scheduled ancient monuments and listed buildings.

#### 7.08 Background

Members may recall that in August 2012, an application for the erection of a wind turbine with a 55.6 m hub, a 24 m blade, giving an overall ground to blade tip height of 79.6 m and two metering units was submitted under 50077 on the site. However, due to concerns from Liverpool John Lennon Airport that the turbine would adversely affect radar and objections from both Denbighshire County Council and the Joint Advisory Committee of the Clwydian Range and Dee Valley AONB regarding the landscape and visual impact, the application was withdrawn on 10<sup>th</sup> March 2013. Thus, the applicants have decided to submit a revised application for a smaller wind turbine reduced in height by 12 m.

#### 7.09 Principle of Development

In terms of national guidance, Planning Policy Wales advises that the Assembly Government's aim is to secure an appropriate mix of energy provision for Wales, whilst avoiding, and where possible maintaining environmental, social and economic impacts. This will be achieved through action on energy efficiency and strengthening renewable energy production.

#### 7.10 In considering planning applications for renewable energy schemes, the Welsh Government advises that planning authorities should take account of:-

- The contribution a proposal will play in meeting identified national, UK and European targets.
- The wider environmental, social and economic benefits and opportunities from renewable energy and low carbon development.
- The impact on the national heritage, the coast and the historic environment.
- The need to minimise impacts on local communities, to safeguard quality of life for existing and future generations.
- To avoid, mitigate or compensate identified adverse impacts.
- The impacts of climate change on the location, design, build and operation of renewable and low carbon energy development.
- The impacts of climate change on the location, design, build and operation of renewable and low carbon energy development.
- Grid connection issues where renewable (electricity) energy developments are proposed; and
- The capacity of and effects on the transportation network relating to the construction and operation of the proposal.

#### 7.11 Welsh Government advises also that most areas outside strategic search areas should remain free of large wind power schemes. It states 'in these areas there is a balance to be struck between the desirability of renewable energy and landscape protection whilst that balance should not result in severe restriction on the development of wind power capacity, there is a case for avoiding a situation where

wind turbines are spread across the whole of a County’.

- 7.12 In terms of Local Planning Policy, the Flintshire Unitary Development Plan strategy identifies that sustainable development is a key theme running through the plan, in line with PPW. The vision for the plan is ‘to nurture sustainable development capable of improving the quality of life in Flintshire without causing social, economic, resource or environmental harm to existing or future generations’.
- 7.13 Policy STR10 provides guidance on the issue of resources and in term of energy, criterion e advises ‘utilising clean, renewable and sustainable energy generation where environmentally acceptable in preference to non renewable energy generation .....’.
- 7.14 Turning to the plan’s detailed policies, Policy EWP1 sets the scene by adopting a presumption in favour of renewable energy schemes subject to them meeting the other relevant requirements of the plan. The detailed guidance on wind turbine development is set out in Policy EWP4, which requires proposals to meet seven specific criteria. The main criteria in the context of this proposal being:
- a. “the development is not sited within, nor would have a significant adverse impact on, a sensitive area of national or regional environmental, landscape or heritage importance” and
  - b. “the development in conjunction with other wind turbines will not have a detrimental cumulative impact upon the landscape”.
- 7.15 It is clear that there is a positive approach taken by Welsh Government to renewable energy having regard to the issue of global warming and climate change. The clear message of both PPW and the Flintshire Unitary Development Plan is that renewable energy proposals should be permitted unless there are unacceptable impacts on landscape, nature conservation, residential amenity etc. Having regard to these factors it is considered that the current proposal fails to satisfy the relevant criteria in respect of landscape impact and this, leading to my recommendation of refusal, is addressed in more detail below.
- 7.16 Highway Implications  
A new vehicular access is to be created onto Crossways Road approximately 100 m to the west of the existing farm complex at Ty Coch and a new access track from this to the wind turbine across the fields for both construction traffic and service vehicles. The Highways Development Control Manager offers no objections in highway safety terms. To both these aspects to the schemes provided the suggested conditions are placed upon any planning permission granted.
- 7.17 With regard to the proposed route for the transporting the elements of the structure to the site this has been submitted as a Traffic Management Plan. This identifies that the most appropriate route for

the transportation of the proposed wind turbine from the selected port to the site would be via the motorway and 'A' road network to Junction 31 of the A55, the B5122 and Crossways Road to the proposed site access. This has also been assessed by the Highway Department and Welsh Government who directs that any permission includes suggested conditions be placed upon any planning permission granted.

7.18 Amenities of Adjoining Occupiers

The nearest residential property to the proposal is the applicant's property at Ty Coch which lies approximately 260 m away to the North East of the site.

7.19 The Public Protection Manager has been consulted upon the application to advise upon the effects of the proposal in terms of noise disturbance and shadow flicker on the amenities of adjoining residents.

7.20 The Noise Assessment submitted with the application has been studied. The ETSU 97 Noise Assessment shows all non involved properties are under the 35 dBA threshold and Ty Coch Farm itself is under the 45 dBA threshold for involved properties. Therefore, the Public Protection Manager has no objection in principle to the proposed application but would advise that suggested conditions relating to restricted noise levels are placed upon any planning permission granted.

7.21 In terms of shadow flicker and its effects upon the amenities of adjoining residents, an assessment has been carried out by the Applicant which has been submitted as part of the application. It identifies that in the worse case scenario shadow flicker would only occur at three receptors, Plas Cerrig and Lludiart Cerrig to the west of the wind turbine and Ffrenics House to the east, which are anticipated to have 8.48, 3.25 and 1.23 hours per year respectively at each of the receptors. These figures are negligible and thus the proposal is unlikely to have a significant detrimental impact upon the amenities of these adjoining occupiers in terms of shadow flicker.

7.22 Character & Appearance of Landscape

The site is located on generally flat land within open countryside, identified as the Trelawnyd Plateau under the LANDMAP landscape classification system. The proposed position of the turbine is approximately 800 m south of the A55, 680 m east of B5122 and 350 m north of Crossroads Road. It is also located in close proximity to Footpath 12 and other public footpaths/bridleways. It is therefore considered to enjoy a prominent position.

7.23 It is located also in a rural area, where the agricultural landscape is generalised by gently undulating countryside with an open character which is largely devoid of hedgerows and trees. The Clwydian Range

and Dee Valley Area of Outstanding Natural Beauty lies approximately 3,700 m to the south and 2,920 m to the south west of the site respectively.

- 7.24 The site lies in an area classified as having high value on LANDMAP in terms of the historic environment and landscape which in this location is largely undamaged and interrupted by large scale, visible developments and which contains historic features of national importance.
- 7.25 Wind turbines by nature are alien features in the landscape and their impact increases in relation to their height, blade diameter and movement. In this instance it is also significant that the National Police Air Service would require the structure to be illuminated during periods of darkness and poor visibility, thus adding to its visual impact.
- 7.26 Due to the proposal's height, proximity to the A55, B5122, public footpaths and the open nature of this part of the landscape, it is considered it would be visible from a number of public viewpoints.
- 7.27 As the proposal is to be located also close to the Clwydian Hills Area of Outstanding Natural Beauty, views of it would also be seen into it and out of it.
- 7.28 Both Policies L1 & L2 of the Flintshire Unitary Development Plan seeks to protect the landscape of this area and beyond. The development would alter the local character of the site, introduce uncharacteristic features into the rural setting and lower the landscape quality.
- 7.29 Given the above, it is considered that the impact of the proposal on the landscape character of the area and views into and out of the nearby Clwydian Range and Dee Valley Area of Outstanding Natural Beauty would be significant and totally out of keeping. It would be visually detrimental to these areas and result in an unacceptable and "alien" form of development within the open countryside and this landscape setting, which includes views into and out of part of the AONB and beyond.
- 7.30 Scheduled Ancient Monuments  
The proposed development is located in the vicinity of a number of Scheduled Ancient Monuments. However, due to the scale of the proposals, any visual impact is unlikely to be significant. Thus the proposals, it is considered would not adversely impact on the settings of these monuments.
- 7.31 Siting of Listed Buildings  
There are two Grade II listed buildings in relatively close proximity to the proposed turbine.

- 7.32 The farm buildings at Ty Coch comprise a dwelling and agricultural range dating from the C18 or early C19 and are listed as being a well preserved roadside farmstead of a type once common in Flintshire, retaining C19 character. The Ty Coch farmstead is the nearest listed building to the proposed turbine (approximately 260 m).
- 7.33 Plas Cerrig Farm is slightly further away from the proposed turbine (560 m) and contains three separately listed buildings within the complex. These are:-
- Barn, cartshed and granary (range) – listed as a C19 farm building dated from 1864 which forms part of an impressive farm group with the farmhouse and cowshed.
  - Cowshed – also dating from 1864, listed for its contribution to an impressive farm group with the farmhouse and range.
  - Plas Cerrig Farmhouse including attached former barn and bakehouse dating back much earlier than the outbuildings (1594), listed as a well preserved sub medieval regional house type improved as part of a visually strong C19 farm group.
- 7.34 The comments from the Clwyd-Powys Archaeological Trust concur with those from the Council's Built Conservation team and the magnitude of effect on these two historic farmsteads to be high and the level of impact to be substantial adverse. It is stated that the turbine would be prominent on the northern skyline from both and that views from both to the south are already compromised by electricity pylons and a transmitter mast. Therefore, any further impact in this respect should be resisted.

## **8.00 CONCLUSION**

- 8.01 Although current national and local planning guidance encourages the use of renewable energy technologies and the proposed use of them by the Applicant is to be welcomed, it is considered that the proposed size of the wind turbine would have a significant detrimental impact upon both the historic and landscape environment.
- 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.

### **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents  
National & Local Planning Policy  
Responses to Consultation  
Responses to Publicity

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