

Rhif y Cais: 23C84C Application Number

Ymgeisydd Applicant

**Mr Thomas Hughes
T.E.Hughes
Penrhos
Maenaddwyn
Llanerchymedd
Anglesey
LL71 8BD**

Cais i bennu os oes angen caniatad blaenorol ar gyfer codi sied amaethyddol ar gyfer storio gwair, gwellt a peiriannau yn

Application to determine whether prior approval is required for the erection of an agricultural shed for the storage of hay, straw and machinery at

Penrhos, Maenaddwyn



Planning Committee: 08/01/2014

Report of Head of Planning Service (GJ)

The applicant is an employee of the Council.

It was determined that prior approval of the Local Planning Authority was not required for the above development and that it constituted permitted development.

The matter is therefore reported for information purposes only.

Rhif y Cais: **38C277B** Application Number

Ymgeisydd Applicant

**Mr. Richard Jones
Caerdegog Uchaf
Llanfechell
Amlwch
Anglesey
LL68 0UE**

Cais llawn ar gyfer codi twrbin wynt 50Kw gyda uchder hwb hyd at uchafswm o 24.6m, diametr rotor hyd at uchafswm o 19.2m a uchder blaen unionsyth fertigol hyd at uchafswm o 34.2m ynghyd a gwaith cysylltiedig ar dir yn

Full application for the erection of a 50kW wind turbine with a maximum hub height of up to 24.6m, rotor diameter of up to 19.2m and a maximum upright vertical tip height of up to 34.2m and associated works on land at

Caerdegog Uchaf, Llanfechell



Planning Committee: 08/01/2014

Report of Head of Planning Service (MTD)

Recommendation:

Had an appeal against non-determination of this application not been lodged then the application would have been recommended for refusal. The grounds for that refusal identifying;

- Significant adverse Landscape and Visual effects on the setting of the AONB in the region of Mynydd y Garn.
- Significant adverse Cumulative Landscape and Visual effects of energy development on the AONB towards the edge of Landscape Character Area 5.

Reason for Reporting to Committee:

It has been resolved to report all applications for wind turbines to the committee.

1. Proposal and Site

The application is made for a single wind turbine with a hub height of 24.6 metres, rotor diameter of 19.2 metres and a maximum blade tip height of 34.2 metres on land at Caerdegog Uchaf

2. Key Issue(s)

The key issues are:

- Principle of development
- Landscape and Visual Impact
- Residential Amenity

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D3 Landscape Conservation Area

Ynys Mon Local Plan

31 Landscape

41 Conservation of Buildings

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

8b Energy Developments

EP 18 Renewable Energy

EN1 Landscape Character

Planning Policy Wales (Nov 2012)

Technical Advice Note 8 Renewable Energy (2005)

Planning implications of Renewable and Low Carbon Energy (February 2011)

Supplementary Planning Guidance On shore wind energy Jan 2013

4. Response to Consultation and Publicity

Former Local Member – T Jones - No response received

Community Council - No response

Highways – Comments

Footpaths Officer - Comments

Drainage – No response

Environmental Health – Suggested conditions

Councils Ecological Advisor – Noted that the turbine should be located at least 50m away from hedges unless Natural Wales Resources state otherwise.

Ministry of Defence – No response.

Natural Resources Wales – No objection

Arqiva – No response.

Welsh Water – No response

Gwynedd Archaeological Planning Service – No response

National Grid - No response

JPPU – No response

RSPB - No response

Response to Publicity.

3 letters of objection have been received points raised include;

Would harm the environment

Noise pollution

Threat to tourism

No jobs created

Harm to wildlife

Comments regarding Cae Gwyn SSSI

In addition 125 letters of support have been received identifying the economic benefits and emphasising the low level of impact the turbine will have.

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of development

Policy C7 of the Gwynedd Structure Plan states: “There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality is acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states: “Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states “Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy

projects will be permitted if they encourage the maximum use of energy efficiency within their design.

The council's Supplementary Planning Guidance 2013 outlines criteria which proposed turbines should adhere to and emphasises the importance of protecting the landscape.

Landscape and Visual Impact

The site and proposal has been assessed and there is an objection to the turbine on Landscape and Visual amenity grounds in relation to its individual effect on views of the AONB towards Mynydd y Garn and the cumulative landscape effects with other energy infrastructure and development

Residential Amenity

Given the distance from the properties and their orientation it is not considered that the proposal would result in an unacceptable effect on the outlook of these dwellings or upon residential amenity.

7. Recommendation

Had an appeal against non-determination of this application not been lodged then the application would have been recommended for refusal. The grounds for that refusal identifying;

- Significant adverse Landscape and Visual effects on the setting of the AONB in the region of Mynydd y Garn.
- Significant adverse Cumulative Landscape and Visual effects of energy development on the AONB towards the edge of Landscape Character Area 5.