

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **16C48G** Application Number

Ymgeisydd Applicant

Mr David Morris
c/o J. S. Allan Architect
3 Stad Castellor
Cemaes Bay
Ynys Môn
LL67 0NP

Cais llawn ar gyfer codi sied amaethyddol ar dir yn

Full application for the erection of an agricultural shed at

Ger y Bryn, Bryngwran



Planning Committee: 07/11/2012

Report of Head of Planning Service (AMG)

Recommendation:

Refusal

1. Members Reason for Approving

- i) The development is considered to be reasonably necessary in terms of its size, location and use in association with the agricultural use of the unit.
- ii) The development would not result in an unjustified feature in the landscape and would not detriment the character of the area.

2. Officers Response to Reason for Refusing

- i) The proposal involves the erection of an agricultural building (measuring 10.2m (length) x 10.2m (width) x 3.9m (ridge height)). The holding amounts to approximately 2.3 hectares (5.6 acres) and is located on the outskirts of Bryngwran. The stated purpose of the shed is for intended use to keep sheep, calves, hay / straw / feed and tractor / machinery.

Since the application was originally submitted, the applicant has bought 4 calves and 5 ewes. Also the applicant states that he has the use of a further 3 acres of farmland nearby. However, it is my opinion that the total number of stock and acreage of land within the applicant's ownership does not justify an agricultural building of this size.

- ii) It is considered that the proposed building would cause an unjustified intrusion into the landscape.

3. Recommendation

Refusal

(01) The applicant had not demonstrated that the building as proposed is reasonably necessary in terms of its size, location and use in association with any agricultural use of the unit. The proposal is therefore contrary to Policy 1 of the Ynys Môn Local Plan and the advice contained within Planning Policy Wales (February 2011).

(02) The Local Planning Authority considers that the proposal would constitute development which would result in an unjustified feature in the landscape to the detriment of the character of the area.

Rhif y Cais: 19C1058A Application Number

Ymgeisydd Applicant

**Mr Purewal
c/o Mr D Thorne
15 Cae Braenar
Holyhead
Ynys Môn
LL65 2PN**

Cais llawn i godi estyniad dau lawr tu cefn i

Full application for the erection of a two storey extension to the rear of

52, Cambria Street, Holyhead, LL65 1NH



Planning Committee: 07/11/2012

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

The application has previously been deferred at the request of the applicant in order to submit amended plans. However, to date no additional drawings have been received at the department. Therefore the application is presented in its current form.

1. Proposal and Site

The application site is a terraced property situated along Cambria Street in Holyhead. The property is a fish and chip shop with accommodation above. The site is located within a conservation area.

The proposal entails the erection of a two storey extension to the rear of 52 Cambria Street, Holyhead.

2. Key Issue(s)

The key issues which need to be considered are the design of the proposed development and the effect on the character of the surrounding conservation area together with the effect on the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 40 – Conservation of Buildings

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D25 – Conservation Area

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales Edition 4 February 2011

Technical Advice Note 12 – Design

SPG Design Guide for the Urban & Rural Environment 2008

4. Response to Consultation and Publicity

Local Member – Call-in due to strong objections from the adjoining business as it will impact their business, also it would result in the loss of light and the boundary wall which the proposal is proposed to be built is subject to a legal dispute.

Town Council – Object due to its impact on the neighbouring properties and the possible detrimental affect on the adjoining business.

Welsh Water – Comments.

Drainage – Comments.

The proposal was advertised through three means of publicity; the placing a site notice near the site, the distribution of personal letters of notification to the owners/occupiers of properties in the immediate locality together with a notice in the local newspaper. The latest date for representations is the 27th July 2012. At the time of writing this report 5 letters of representations had been received at the department. The main issues raised were:

i) The proposal would result in the loss of light to the adjoining properties.

Response - It is acknowledged that there will be some loss of light to the adjoining properties. However, there are other two storey extensions in the vicinity and I do not consider that the proposal would affect the light to such a degree it should warrant refusing the application as the path of the sun rises in the east and sets in the west.

ii) The proposal would result in building on the boundary wall and encroachment of land.

Response – Certificate B has been submitted with the application and notices have been served on the owners of 54 Cambria Street and 50 Cambria Street. Issues regarding land ownership are private matters.

iii) The lane at the rear of the adjoining properties serves as an access lane and the blocking of this lane with any building work would breach health and safety laws.

Response – This is not a planning material consideration. The issue will be taken into account during construction stage and the developer will have to comply with health and safety requirements.

iv) Effect on the trade of the neighbouring business.

Response – This is not a planning material consideration.

5. Relevant Planning History

19C1058 – Erection of a two storey extension to the rear of 52 Cambria Street, Holyhead. – Approved 09/06/2010.

6. Main Planning Considerations

Design of the proposed development and the effect on the character of the surrounding conservation area – The proposal entails the erection of a first floor flat roof extension above the existing extension at the rear of the property with an external stairway to gain access to the first floor. The proposal will be used for domestic purposes. It is acknowledged that Policy 58 of the Ynys Môn Local Plan prefers pitch slate roof to flat roof. However, the policy does not state that proposals involving flat roofs will be refused. Although the site is located within a designated conservation area, it is not considered that the proposal will affect the

character of the conservation area to such an extent that it should warrant refusing the application. There are properties with flat roof extensions in the vicinity and the proposed extension will not be visible from the public realm.

Effect on the neighbouring properties – Although objection letters were received, it is not considered that the proposal will unacceptably affect the residential amenities of the adjacent residential properties to such an extent that it should warrant refusing the application. A condition will be placed on the application requesting that fenestration on the side elevation will be obscured glazing to resolve any issues of overlooking. I do not consider that there will be an issue of overlooking from the external stairway as it is designed to gain access to the first floor accommodation. It is acknowledged that the proposal does not comply with Section 19 of the Council's SPG Design Guide for the Urban & Rural Environment 2008 with the proposal extending beyond the 45 degree line from neighbouring windows. However, I do not consider that the proposal would affect the amenities of the neighbouring properties by way of loss of light to such a degree it should warrant refusing the application as the path of the sun rises in the east and sets in the west. Planning Policy Wales states that "the planning system does not exist to protect the private interests of one person against the activities of another".

7. Conclusion

The proposal may not reflect local policy as there is a preference for a pitched roof rather than flat roof extension. However, it is not considered that the proposal will affect the character of the locality or the amenities of the neighbouring properties to such an extent that it should warrant refusing the application.

8. Recommendation

Permit subject to no additional adverse comments received following publicity

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The window outlined in blue on the attached plan shall be obscure glazing and any replacement window shall be similarly glazed. No new openings shall be made in the extension hereby permitted without the prior approval of the local planning authority.

Reason: To ensure that the development is in the interests of amenity.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted on the 19/04/2012 & 14/06/2012 under planning application reference 19C1058A and the plans which may be required to be approved under condition (02) above.

Reason: For the avoidance of doubt.

Rhif y Cais: 38C185C Application Number

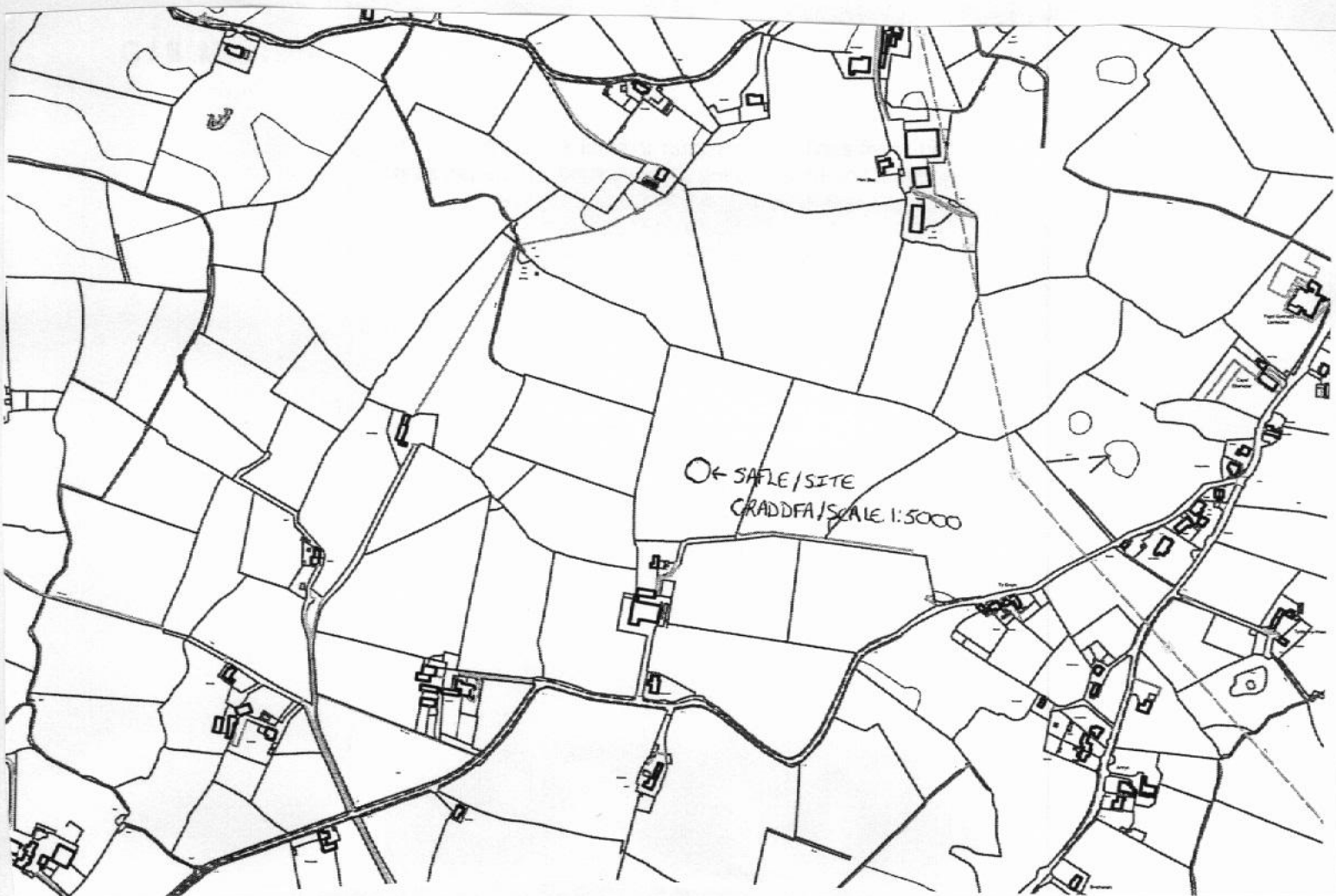
Ymgeisydd Applicant

**Mr Tom Jones
c/o Aspire Planning Ltd
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North Somerset
BS22 9RY**

Cais llawn ar gyfer codi un twrbîn gwynt gyda uchder hwb hyd at uchafswm o 24.6m, diamedr rotor hyd at 19.2m a uchder blaen unionsyth fertigol hyd at uchafswm o 34.2m ar dir yn

Full application for the erection of one 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 on land at

Maes Mawr, Llanfechell



Planning Committee: 07/11/2012

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

The applicant is also a councillor of the Isle of Anglesey Council.

It was resolved to convene a site visit at the last Planning Committee in October.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is made for a single wind turbine with a maximum height to the tip of the blade of 34.2 meters and a maximum rotor diameter of 9.6 meters. The rated power of the turbine is 50KW. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation sited centrally in a field to the north of the farm. The submitted details indicate that cabling to the electricity network will be underground and the connection point is on the farm complex.

The planning application is supported by the following:

- Residential Amenity Assessment.
- Landscape & Visual Impact Assessment.
- OS Plan indicating the Zone of Theoretical Visibility (ZTV).
- Photomontages.
- Construction Management Plan
- Planning support statement which details amongst other considerations community engagement undertaken by the applicants.

2. Key Issue(s)

- Principle of the 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

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

EP 18 Renewable Energy

EN1 Landscape Character

Planning Policy Wales Edition 4 (February 2011)

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

Technical Advice Note 8 Renewables (2005)

Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)

Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)

Supplementary Planning Guidance Wind Energy Developments (January 1994).

4. Response to Consultation and Publicity

Local Member The application has been referred to another local member but no formal observations have been received at the time of writing.

Community Council Object strongly. We have not received any significant technical feasibility or supplementary guidance from the county council to guide us in the siting of wind farms either single or multiple masts. We were however informed of the 1994 information guidelines to the sighting distances to residential properties. This information was presented to us by a member of the public who attended the community council meeting as an observer.

We also wish to state that we will object to any future single turbine development within the Mechell ward. This opinion will remain in place until we have received technical or supplementary information or guidelines from you, or are persuaded by residents to change our minds accordingly.

Highways The Traffic Management Plan "TMP" is satisfactory & an informative as regard a survey of the public highway prior to commencement of the development.

Drainage Informative recommended.

Environmental Services Conditional permission.

Environmental Advisor No ecological comments on the basis that the blade tips are more than 50 meters from the hedgerow.

Countryside Council for Wales Does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect natural heritage interests as detailed below:

Protected Sites

The application will not affect, either directly or indirectly, the features, functionality or integrity of any statutory protected sites of ecological, geological or geomorphologic interest.

Landscape

The application site is located approximately 2.3km from the boundaries of the Ynys Môn/Anglesey Area of Outstanding Natural Beauty (AONB). However, in view of the scale

of the proposals, CCW believe the turbine is unlikely to have significant adverse impacts on the special qualities or integrity of the AONB.

In assessing the potential impact of the proposed development, consideration should be given to the cumulative impacts of the wind energy development along with other similar developments in the area (either existing, or currently within the planning process).

MOD Conditional permission.

Arqiva No objections on the grounds of the effect on television reception.

Welsh Water No comments.

Environment Agency Low environmental risk.

Gwynedd Archaeological Planning Service There appears to be no significant archaeological implications in this case.

Response to Publicity

One petition received which the covering letter states is signed by over 300 residents of Llanfechell and Mynydd Mechell in opposition to the erection of commercial wind turbines in the area. The letter states that the number of signatories indicates the strength of feeling of the local population which needs to be considered in arriving at a decision.

91 letters of objections received on the following grounds:

- Adverse effect on the landscape.
- Adverse effect on property values and sales.
- Lack of information provided on the planning application & screening application.
- Issues as regards the community council/local member & notification lack of information in meetings arranged with the community.
- Detrimental visual effect/prominence.
- ZTV shows it will be visible from 10 miles away.
- Noise.
- Health concerns.
- Proximity and the effect on the local school including the distraction of children.
- A wind turbine company has been set up to benefit the local community without consultation with the local community.
- Ornithological Impact.
- Access road leading to the site is narrow with no passing places, roads will need to be built and there will be heavy traffic in constructing the development.
- Effect on business, one letter received from an adjacent caravan site on this basis. Stated that the caravans face in the direction of the turbine.
- Anglesey has its fair share of wind turbines & the writers suggest it may reached its target for renewable energy generation.
- Area already has commercial wind turbines, nuclear power station and pylons.
- There is a known bat colony in the area.
- Damaging to the economy.
- Most people are against onshore wind turbines.
- Proximity of the turbine to residential properties. One writer states the wind turbine would be located only 310 metres from the writer's property at "Bodlwyfan", and it states in the 1994 planning policy that "no turbine shall be sited closer than 400 metres from the nearest dwelling house, with the possible exception of dwellings occupied by the owners of land where it is proposed to locate turbines". I understand that the council are still using this planning guidance for

the time being, which makes the site of the wind turbine far too close to my dwelling. Another property at "Henblas" states that they have patio windows facing the turbine.

- Separation distance is less than that required in the Draft SPG.
- The type of turbine proposed is untested and there have been instances of failures.
- Distraction to drivers on the public highway.
- As the turbine is only 50KW it is calculated that on the basis of % operation to capacity it will be unviable.
- The turbine offers no community benefit.
- Precedent as the turbine will be likely followed by others.
- Damage to tourism.
- Turbine is in excess of micro-generation and is classified as medium in the checklist.
- Writers states that their home will be affected by shadow flicker & this will reduce their enjoyment of their house and garden.
- Quality of the picture reduced.
- Would like to know the route of the power supply.

57 letters received supporting the planning application on the following grounds:

- Size & centrality of the turbine.
- The Nuclear power station is of a significant scale in the area being 1.5 miles from the site.
- The power station is connected by two lines of large pylons which can be seen from the proposed site.
- In the area there are 3 wind farms which can be seen & are significantly larger.
- The development comprises a small quiet turbine which complies with renewable energy policies & it should be supported.

5. Relevant Planning History

38C185A/SCR Screening opinion for the erection of a wind turbine with a maximum hub height of up to 25 metres, rotor diameter of up to 8.5 metres and a maximum upright vertical tip height of up to 29.25 metres. EIA not required 06.09.11.

38C185B/SCR Screening opinion for the erection of a wind turbine with a maximum hub height of up to 32 metres, rotor diameter of up to 29 metres and a maximum upright vertical tip height of up to 46.5 metres. EIA not required 06.09.11.

38C185B/SCR Screening opinion for the erection of a wind turbine with a maximum hub height of up to 24.6 metres, rotor diameter of up to 9.6 metres and a maximum upright vertical tip height of up to 34.2 metres. EIA not required 06.09.11.

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 are 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.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

Section 12.8 (Renewable and Low Carbon Energy) of Planning Policy Wales (4th Edition Feb 2011) gives strong support for renewable energy projects in line with the Welsh Assembly Government’s Energy Policy Statement (2010), paragraph 12.8.1 states:

“...It explains our aim by 2050, at the latest, to be in a position where almost all of our local energy needs can be met by low carbon electricity production. Our approach is to reduce energy consumption and improve energy efficiency first and maximise renewable and low carbon energy generation at every scale across Wales...”

Paragraph 12.8.2 states:

“...Planning policy at all levels should facilitate delivery of both the Assembly Government’s overall Energy Policy statement, and UK and European targets on renewable energy...”

Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section as follows:

12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- *the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;*
- *the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;*
- *the impact on the natural heritage (See Section 5.5), the Coast (See Section 5.6) and the Historic Environment (See Section 6.5);*
- *the need to minimise impacts on local communities, to safeguard quality of life for existing and future generations;*
- *ways 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. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.2);*
- *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.*

Paragraph 12.8.13 states the impacts from renewable energy developments and associated infrastructure will vary depending on their type, location and scale. This requires different policy and development control considerations. A table is provided at Figure 12.3 (Renewable and low energy scales for planning

purposes). At 50KW the turbine subject to this report is at the threshold between a Sub Local Authority and Micro development.

Technical Advice Note 8 Renewables (2005) (paragraph 14) states the Assembly Government has a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. In order to meet these targets the Assembly Government has concluded that 800MW of additional installed capacity is required from onshore wind sources.

Paragraph 2.12 of TAN 8 states the Assembly Government expects local planning authorities to encourage, via their development plan policies and when considering individual planning applications, smaller community based wind farm schemes (generally less than 5 MW). The development subject to this report can be regarded as small but it is not a community based scheme.

Paragraph 2.13 states:

“Most areas outside SSAs should remain free of large wind power schemes. Local planning authorities may wish to consider the cumulative impact of small schemes in areas outside of the SSAs and establish suitable criteria for separation distances from each other and from the perimeter of existing wind power schemes or the SSAs.”

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.”

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.

The council's adopted Supplementary Planning Guidance: 'Wind Energy Development' (1994) is a material consideration in determining wind turbine applications. However, due to the age of the document, it is in the process of being replaced by an updated version called 'Onshore Wind Energy', which is currently at the 2nd post consultation stage and can only be attributed little weight.

The policies listed above provide a presumption in favour of renewable energy developments subject to detailed considerations. The impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development control considerations. At 50KW the turbine subject to this report is at the threshold between a Sub Local Authority and Micro development. The principle of the development is considered acceptable subject to detailed considerations below.

Landscape and Visual Impact

The planning application is supported by a Landscape and Visual Impact Assessment (LVIA) and map illustrating the Zone of Theoretical Visibility for 10km.

The proposal would be located within an Area designated as a Special Landscape Area under the provisions of policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Ynys Mon Unitary Development Plan.

The Supplementary Planning Guidance (SPG), Wind Energy Development (January 1994) that development will not be permitted on sites that could impair the quality and setting and enjoyment of the protected landscape. Proposals with 2km of the AONB need to be carefully assessed; and that the boundary does not imply a sharp barrier between conservation values within, and outside.

The application site is approximately 2.3 kms from the edge of the AONB near Llanfairynghornwy, and approximately 1km from the Conservation Area at Llanfechell. It is at approximately 40 metres AOD, in open farmed landscape of medium sized field enclosures, inland of the coastal landscape.

The proposed turbine is within an area where there is a strong visual and landscape influence from wind farms and energy infrastructure. From the site there are views of wind turbines at Rhys y Groes at approximately 2.5 kms from the proposed site and of the wind turbines at Llyn Alaw at 3.5kms from the site. The 132kv pylons are visually prominent energy infrastructure close to the site; Wylfa nuclear power station is also visible.

The proposed turbine would not have a significant adverse cumulative landscape impact, although it may form part of views of other sites and approved turbines. It would not have a significant impact on the AONB; there would be no views from Llanfechell Conservation Area. It's impact would be largely of local significance by virtue of its proximity to Mynydd Mechell and Llanfechell. While it would not be an overbearing structure due to its size and distance from the settlements, it would be a prominent built structure and would have a moderate adverse cumulative impact due to the presence of other energy infrastructure.

Residential Amenity

The application is accompanied by a detailed assessment of the impacts on the residential amenities of surrounding properties.

A number of the objection letters received are made on the basis of proximity to the nearest residential properties including the village and the school.

Annex D of TAN 8 lists factors which should typically be reviewed to identify "technically feasible areas" for the development of onshore wind energy schemes. At paragraph 3.4 it states "500M is currently considered a typical separation distance between a wind turbine and residential property to avoid unacceptable noise impacts, however when applied in a rigid manner it can lead to conservative results and so some flexibility is again advised"

The council's Supplementary Planning Guidance Wind Energy Development (1994) "SPG" states that the council will give favourable consideration to renewable energy projects in those cases where it can be clearly demonstrated that there would be no adverse impacts on the listed considerations which include "the standard of amenity enjoyed by residents and the tourist populations". Under 7.3 "Public Safety, Shadow Flicker Disturbances, Visual Intrusion and Impact on Highway Safety" the "SPG" contains a recommended standard that no turbine shall be sited nearer than 400 metres from the nearest dwelling house, with a possible exception of dwellings occupied by the owners of land where it is proposed to locate turbines.

As indicated previously in the report little weight can be attributed to the draft SPG which is currently being prepared by the council.

The application is accompanied by an assessment of the impacts on the residential amenities of surrounding properties. The proposed turbine is around 312 meters from the nearest residential property or 283 meters to the nearest point of the garden. Officers have assessed the impact on the visual amenity of surrounding residential properties. On the basis of the size of the proposed turbine and distances from these properties it is not considered that the resident's visual amenity is affected to an unacceptable degree.

Objections have also been received on the basis of the proximity and the effect on the local school including the distraction of children. The turbine would be visible from the school grounds and would be prominent and significant in movement. However, at 500 metres from the school playing field, it would not have an overbearing impact on the school.

Annex C of Planning Policy Wales provides advice on Shadow Flicker and Reflected light. Shadow flicker is only found to occur within properties up to 10 rotor diameters of a turbine and within 130 degrees either side of north at these latitudes in the UK. There are no residential properties within this area in this case and shadow flicker nuisance is not expected to occur within any residential properties as a result of the development, a condition has, however, been recommended on a precautionary basis.

Annex C goes on to state turbines can also cause flashes of reflected light, which can be visible for some distances. The guidance states that reflected light can be mitigated by the choice of blade colour and a condition has been recommended on the colour to mitigate impacts to mitigate the impacts.

The application has also been assessed by the council's Environmental Services Section who do not consider that the development will have an unacceptable impact in terms of noise subject to the conditions recommended.

Other Issues

The applicant's have indicated the connection point to the national electricity grid is within the area of the farm holding, a connection to the national grid will be the subject of a separate application to the statutory undertaker.

The Ministry of Defence have no objections to the development subject to conditions.

No objections are raised by the Countryside Council for Wales or the council's Environmental Adviser on the grounds of the effect on protected species or other grounds as per their consultation responses.

The effects of the development on tourism is a material consideration. The Isle of Anglesey Council commissioned research on "The Impact of Wind Turbines on Tourism" which has been weighted in making the recommendation below.

7. Conclusion

At 50KW the turbine subject to this report is at the threshold between a Sub Local Authority and Micro development. The principle of the development is considered acceptable. In terms of visual amenity, shadow flicker/reflected light and noise officers consider that the proposal is acceptable subject to conditions. In landscape and visual impact terms the proposed turbine would not have a significant adverse cumulative landscape impact. It would not have a significant impact on the AONB. It's impact would be largely of local significance by virtue of its proximity to Mynydd Mechell and Llanfechell.

8. Recommendation

That planning permission is granted subject to the following conditions:

01) The development hereby approved shall commence not later than five years from the date of this approval.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The planning permission is for a period not exceeding 25 years (“the 25 year period”) from the date that the development is first connected to the electricity grid (“the grid”). The dates of (a) first connection to the grid and (b) of the full operation of the turbine “the commissioning” shall be notified in writing to the local planning authority within 28 days of each of these 2 events occurring.

Reason: To enable the Local Planning Authority to review the position in the light of circumstances prevailing at the end of the period.

(03) The turbine hereby approved shall not exceed:

34.2 metres	maximum tip height *(to the upright vertical tip of an attached blade)
24.6 metres	maximum hub height
9.6 metres	maximum rotor diameter
50 kw	maximum rated power

No wind turbine shall be installed on site until details of the make, model, design, size, transformer location, power rating, sound levels, external finish and colour of the proposed turbines have been submitted in writing to, and approved in writing by, the local planning authority. The turbine blades shall rotate in the same direction. The development shall thereafter be implemented only in accordance with the approved details.

Reason: To define the scope of the permission having regard to the assessed impact of the development.

(04) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site (“the decommissioning scheme”) shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.

Reason: To ensure a satisfactory appearance upon cessation of the development.

(05) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be

removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.

Reason: In the interests of the amenities of the locality.

(06) Within 12 months of the “the commissioning” and on the written request of the local planning authority including any timescales set out therein; a written scheme to mitigate any incidence of shadow flicker at any affected property including a timetable (“the alleviation scheme”) shall be submitted to and approved in writing by the local planning authority. The operation of the development shall thereafter be carried out in accordance with “the alleviation scheme”.

Reason: To safeguard the amenities of the occupants of the adjacent dwelling.

(07) All cabling in connection with the development hereby approved shall be installed underground (unless otherwise approved in writing by the local planning authority)

Reason: In the interests of amenity.

(08) The development shall not commence until the following has been submitted to and approved in writing by the local planning authority.

- 1) The date construction starts and ends.
- 2) The maximum extension height of any construction equipment.
- 3) The latitude and longitude of every turbine.

The development shall thereafter be undertaken strictly in accord with the details approved under the provisions of this condition.

Reason: To ensure that military aircraft avoid the area and avoid the danger of collision.

(09) No wind turbine shall be installed on site until confirmation of the following has been submitted to and approved in writing by the local planning authority:

- 1) The turbine shall only be installed by a suitably qualified person, in accordance with the manufacturer's instructions and the site survey.
- 2) The wind Turbine shall be serviced in accordance with the manufacturer's recommendations.
- 3) The cumulative noise from the wind turbine, measured 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant, shall not exceed 35dB LA90, (10 minutes) up to wind speeds of 9m/s at hub height. Where the most noise sensitive part of any adjacent premises is above ground level, the monitoring location shall be 1m from the facade and a facade correction of -3dB(A) applied.
- 4) The Wind Turbine shall not be tonal in character.

(10) The development shall thereafter be implemented only in accordance with the approved details.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

(11) The development hereby approved shall be constructed strictly in accord with the “Construction Traffic Management Plan” Aspire Planning (June 2012).

Reason: To minimise danger and inconvenience to highway users.

Informatives

The applicant is advised to contact Colin Edwards (Chief Engineer) 01248 752350 to discuss the requirements of a condition survey of the highway network before commencement of any development on the site. The survey will be useful for all parties to provide a record of the condition of the public highway prior to the completion of the development.

9. Other Relevant Policies

Gwynedd Structure Plan

FF11 (Traffic)

Ynys Mon Local Plan

1 (General Policy)

35 (Nature Conservation)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

EN4 (Biodiversity)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)