

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **10C114A** Application Number

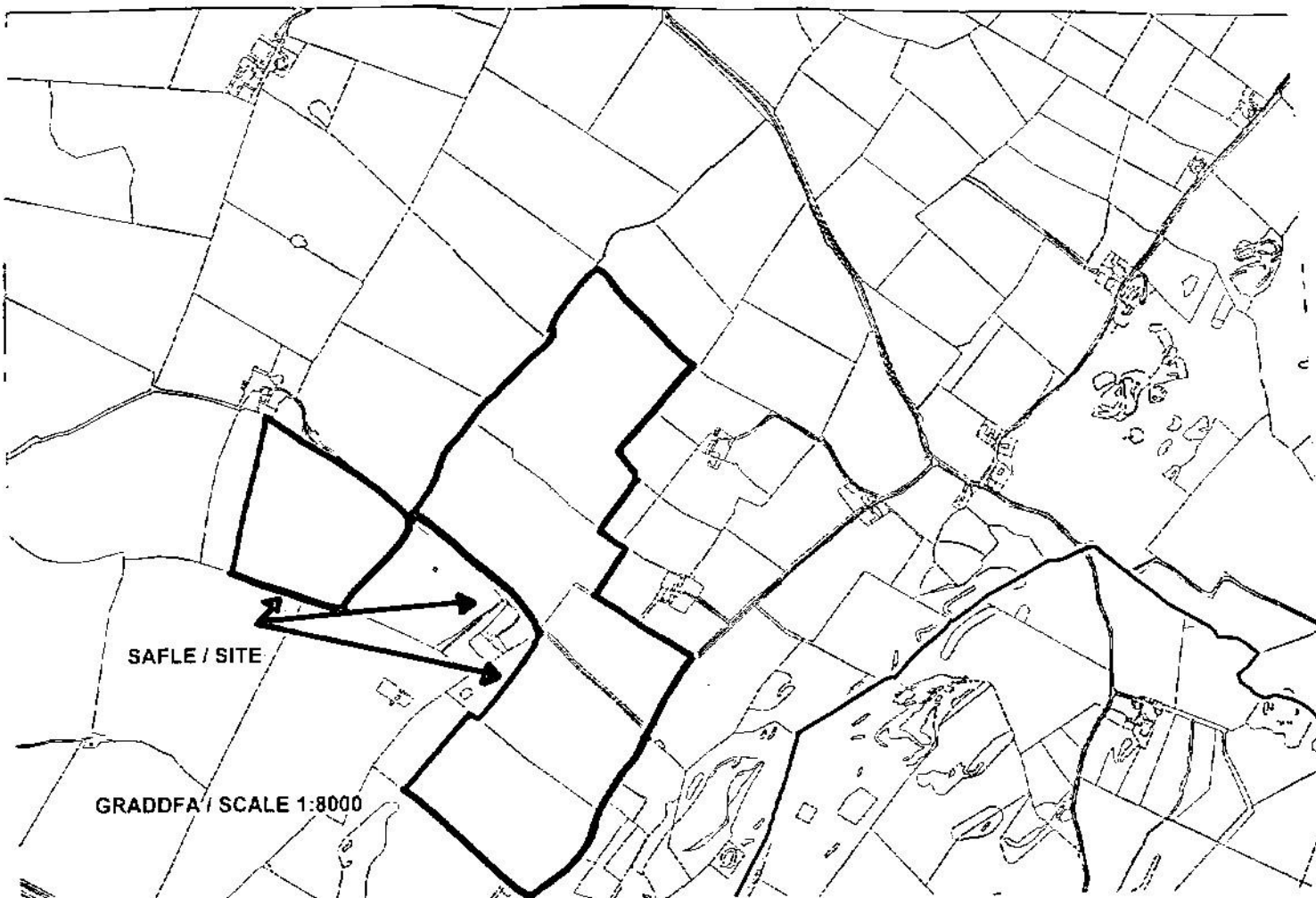
Ymgeisydd Applicant

**Bodorgan Environmental Management Ltd
c/o D.K. Symes Associates
Mr. Douglas Symes
39 Main Road
Middleton Cheney
Banbury
Oxfordshire
OX17 2ND**

Cais llawn ar gyfer lleoli fferm arae heulol ar dir ger

Full application for the siting of a solar array farm on land adjacent to

Tai Moelion, Ty Croes



Planning Committee: 09/01/2013

Report of Head of Planning Service (DFJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to committee due to the scale and nature of the proposal.

1. Proposal and Site

The application is for the erection of a solar farm on 30 hectares of improved pasture land at Tai Moelion Farm that lies in an isolated location 3km north east of the village of Aberffraw, 0.5km to the west of the hamlet of Soar and just north of the Holyhead to Chester mainline railway line.

The proposal will generate up to 15MW of electricity and connect into pre-existing 33kv overhead lines. Planning permission is initially sought for a 25year period.

The applicant advises that 15MW is equivalent to the annual electricity consumed by 4,500 homes.

Although the overall site area extends to 30 hectares the actual footprint on the ground of the various components amounts to significantly less; approximately 10 hectares. These component parts are as follows;

- 6 fields containing 3200 solar modules (comprising of 20 cells) each being 10m in length aligned east to west in rows. These rows are some 3m in width and 2.5m in height and are evenly spaced at 5.4m intervals.
- 18 inverter/transformer buildings (approximately one for each 1.5 MW of energy). Each building measures 3m x 5m x 2.5m in height.
- Earth bunds and landscaping.

The modules are set back from existing field boundaries which are being retained and a 2m security fence will surround the site.

Due to the fact that large areas of the site (the areas between the rows) will not be developed grazing will continue; in effect there will be a mixed-use to the land being that of agricultural and renewable energy production.

The application is a comprehensive submission that is supported by;

A Landscape and Visual Assessment
An Ecological Assessment.

A Cultural Heritage Assessment.

2. Key Issue(s)

Whilst an application of this type and scale can potentially raise a wide and diverse range of issues I have distilled what I consider to be the main ones as follows;

Whether the principle of development is acceptable in planning policy terms.

Whether or not the proposal has an acceptable environmental impact; particularly with regard to landscape, ecological and cultural heritage.

The report will also look at other matters relating to water, flood risk, amenity and transport.

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy
D1 Area of Outstanding Natural Beauty
D3 Landscape Conservation Area
D4 Environment
D9 Environment
D15 Archaeology

Ynys Mon Local Plan

1 General
30 Landscape
31 Landscape
32 Landscape
45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

P08b Energy Developments
GP1 Development Control Guidance
GP2 Design
EN4 Biodiversity
EP 18 Renewable Energy
EN1 Landscape Character
EN2 Area of Outstanding Natural Beauty
EN14 TPO's and Hedgerows
EN16 Landscape Features.

Planning Policy Wales Edition 5 (November 2012)

Technical Advice Note 5: Nature Conservation and Planning (2009)

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

Technical Advice Note 8 Planning for Renewable Energy (2005)

Technical Advice Note 18: Transport (2007)

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)

4. Response to Consultation and Publicity

In response to consultations carried out replies from the following have been received and are summarized as follows;

Chief Environmental Health Officer – No observations.

SP Energy Networks – Advise that they have apparatus within the development site and that the developer needs to take appropriate steps to avoid any danger during site works.

Environment Agency Wales – Assess the application as having a low environmental risk and set out standard advice regarding the water environment and the need to obtain all relevant authorization in this respect.

Public Rights of Way Section – Do not object but note that footpath 52 bisects the site and requests that the developer works in conjunction with them to improve the footpath.

Councils Ecological Advisor – Raises no objections

Councils AONB Officer – Raises no objections.

Countryside Council for Wales – Do not object as they consider that the proposals will not adversely affect either protected species or landscape.

Highway Authority – Do not object.

The application has also been publicized by the local planning authority in accordance with statutory requirements.

No representations have been received to date.

5. Relevant Planning History

10C114/SCR – A screening opinion for the siting of a solar array farm was determined on the 26.11.12 when it was decided that an environmental impact assessment was not required.

6. Main Planning Considerations

Whether the principle of development is acceptable in planning policy terms

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.

The updated version of Planning Policy Wales clarifies and strengthens the presumption in favour of sustainable development.

Section 12.8.1 (Renewable and Low Carbon Energy) of Planning Policy Wales (5th Edition November 2012) sets out targets and gives strong support for renewable energy projects in line with the Welsh Assembly Government’s Energy Policy Statement (2010).

Planning Policy Wales at paragraph 12.8.15 states the impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development management considerations. At 15MW the solar farm subject to this report is categorised as “Local Authority-wide” in Planning Policy Wales which includes developments of between 5MW & 50 MW according to figure 12.3.

As a “Local Authority-wide” installation the scale of the solar farm is acceptable in principle in policy terms in this location but there are also detailed considerations within the policy considerations as detailed below.

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 5.5), the Coast (see 5.6) and the Historic Environment (see 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 4.5);
- grid connection issues where renewable (electricity) energy developments are proposed;
- the capacity of and effects on the transportation network relating to the construction and operation of the proposal.

Technical Advice Note 8 Renewables (2005) (paragraph 1.4) 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.

Paragraph 3.15 of TAN 8 states that “other than in circumstances where visual impact is critically damaging

to a listed building, ancient monument or a conservation area vista, proposals for appropriately designed solar thermal and PV systems should be supported”.

In its Policy Clarification letter of July 2011 in relation to TAN 8, the Welsh Government Minister for Environment and Sustainable Development stated that “for the avoidance of any future doubt, when determining planning applications under town and country planning legislation on energy related projects within Wales (other than certain energy installations), the key planning policy comprises the local authority’s adopted development plan, and where it is more recent, the Welsh Government’s Planning Policy Wales and TAN 8”.

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.”

It is evident that the policies listed above provide a presumption in favour of renewable energy developments in meeting the identified targets for low carbon energy generation. The scale of the development classified as “Local Authority-wide” is acceptable in principle in this location.

As detailed in the policies listed there are also other environmental considerations which need to be assessed, and these are considered below.

Whether or not the proposal has an acceptable environmental impact; particularly with regard to landscape, ecological and cultural heritage.

Landscape and Visual - The application is accompanied by a Landscape and Visual Assessment, an Ecological Assessment Together with a Cultural Heritage Assessment.

The assessment encompasses a study area of 1km around the site and the statutorily designated Area of Outstanding natural Beauty (AONB) lying beyond the Holyhead to Chester mainline railway line. The site is outside the AONB but is within a Special Landscape Area (SLA) and is described in the assessment as lying within a shallow north east to south west trending valley set in a rolling landscape interspersed with rocky knolls, scrubland vegetation, small copses and field boundaries. The site itself is located on open and isolated farmland within this landscape.

The railway embankment forms a distinctive feature in this landscape being 8m in height and running against the grain of the natural landscape. The embankment lies between the site and the AONB beyond.

The assessment predicts that the initial landscape and visual impacts will be slightly adverse on the character of this landscape but that it is capable of being absorbed within the wider landscape due to the topography of the site and the retention of existing field boundaries. These impacts will lessen over time as proposed landscaping (in the form of planting and earth banks) establish and mature. It is also noted that the site will not be illuminated during hours of darkness.

Any adverse impacts are predicted to be local to the site and will be greater on nearby dwellings and users of the public footpath crossing the site. However, proposed mitigation as described above will be provided. No significant impacts from further afield (such as from the AONB) are identified and the overall conclusion reached is that it is not an unacceptable development.

Inevitably impacts during the construction and decommissioning phase will be greater due to plant and machinery activity at the site, however these phases will be of a short duration (10 -12 weeks each time) and will stop.

The Countryside Council for Wales are satisfied with the assessment carried out and do not consider that the development will have a significant adverse effect. The local planning authority also considers that the assessment provided on landscape and visual impact is robust and is satisfied that the proposal is not so "critically damaging" that it should not be supported.

An appropriate condition relating to landscaping can be used.

Ecology - An Ecological Assessment accompanies the application and finds that the value of the site reflects that normally found on improved pasture; low ecological value.

The principal areas of interest are the hedgerows, stone walls, ponds and marshy ground none of which are being lost. There will be some loss of habitat for birds on the open fields however this habitat is abundant in the locality.

The site is being fenced off and as a result a more managed grazing regime together with the creation of "undisturbed margins" around field boundaries creates opportunities for biodiversity.

The assessment concludes that any loss will be of a low value habitat used primarily for foraging that is common and abundant in the locality. Without mitigation there is a minor adverse impact on biodiversity. However, mitigation is proposed through the retention of the key habitats identified above and they will be enhanced through greater management. A Habitat Management Plan is proposed and this mitigation is considered to be adequate.

Neither the Councils Ecological Advisor; the Environment Agency Wales or the Countryside Council for Wales raise any objections on ecological matters. The local planning authority agrees with this assessment submitted and considers that the matter can be satisfactorily dealt with by condition.

Cultural heritage – The Cultural Heritage Assessment acknowledges that ground disturbance is modest and restricted primarily to the insertion of the legs of the modules into the ground. "Ground penetration" is calculated to be 0.08 hectares.

Shallow cable trenches to field boundaries may cause some damage but flexibility regarding the location and excavation methods can be adopted.

A baseline assessment identified no cultural heritage assets within the site and identified that an archaeological watching brief would be adequate mitigation.

The local planning authority agrees with this assessment and considers that the matter can be satisfactorily dealt with by condition.

Water, flood risk, amenity and transport.

Water and flood risk - The application states that there will be minimal impact due to the majority of the greenfield land remaining. No discernible changes to drainage patterns are anticipated. Proposed buildings are small and will drain directly to ground and as the solar panels are constructed of inert materials there will be no pollution.

The Environment Agency Wales seem to agree with this analysis and have assessed the application as having a low environmental risk. The local planning authority has no evidence to the contrary.

Amenity – The application states that the solar panels do not create noise, nor do the inverter/transformer buildings and likewise they will not generate dust when operational. The units are coated with an anti - reflective finish, absorb light and do not emit odour.

These limited impacts will immediately be filtered by existing planting and will be further mitigated over time as additional landscaping matures.

There is some potential for nuisance during the construction and decommissioning phases however these phases will be of a short duration (10 -12 weeks each time) and can be managed by best practice and good management.

The Chief Environmental Health Officer – has no observations to make and the local planning authority consider that there will be no significantly adverse impact on the amenity of nearby residents through the operational lifetime of the development.

Transport – A Transport Plan accompanies the application and identifies that the main activity will be at the construction and decommissioning phases. Once operational only access for security, servicing and maintenance will be required.

Materials will initially be delivered to Trac Mon/Anglesey Circuit which has immediate access to a good highway network; the A4080 and the A55. Thereafter material will be transported to the development site using farm equipment and light vehicles.

A one way system is proposed with “on-site” movement being via Aberffraw and the unclassified road leading past Cae Mawr, Tŷ Mawr Farm and Graig. The “off-site” route will be via Soar back to Aberffraw passing Cerrig Cafael and Glanrafon.

A potential alternative for “off-site” traffic is via Ty Croes Station and past Bodelwa.

The Highway Authority has confirmed that they have no objections. There will inevitably be a degree of disruption to existing road users during these periods (10 -12 weeks each time). However any disruption will be short lived and managed and as such it is not proposed to raise an objection on this ground.

7. Conclusion

Both national and local planning policy provides a presumption in favour of renewable energy development as a means of contributing positively to the wider sustainability agenda.

The proposal is acceptable in landscape and visual terms, does not harm biodiversity or cultural heritage and does not cause unacceptable detriment to amenity.

Any adverse impacts (such as traffic disruption, noise and dust) will be confined to the construction and decommissioning phases and are short lived and capable of being managed.

Mitigation is provided to ensure that over the operational lifetime of the development any longer term impacts will lessen. Planning permission is for a temporary period and reversible; returning the land to full agricultural use will be possible.

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 development hereby approved shall be removed from the land no later than 25 years from the date of this permission or when the production of electricity has ceased for a continuous period of 6 months, whichever is the sooner. Upon which the site shall be reinstated in accordance with a written scheme of restoration which shall be submitted to and approved in writing by the local planning authority. The restoration of the site shall be completed in accordance with the agreed details within 6 months of the written approval of the local planning authority.

Reason: To define the scope of the permission and to ensure a satisfactory appearance upon cessation of the development.

(03) All cabling within the site required in connection with the development hereby approved shall be installed underground.

Reason: In the interests of visual amenity.

(04) No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority.

Reason: To record or safeguard any archaeological evidence that may be present at the site.

(05) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason; To ensure that the development is satisfactorily integrated into the landscape.

(06) No development shall take place within the site until the implementation of a programme of habitat management has been secured in accordance with a written scheme submitted to and approved in writing by the Local Planning Authority.

Reason; To ensure that the development does not have a detrimental impact on biodiversity.

(07) The site shall not be illuminated by artificial lighting during hours of darkness.

Reason: To ensure that the development does not have a detrimental impact on the character of the locality.

(08) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 26.11.12 and 03.12.12 under planning application reference 10C114A.

Reason; To define the scope of the permission and provide clarity.

Rhif y Cais: 11C591 Application Number

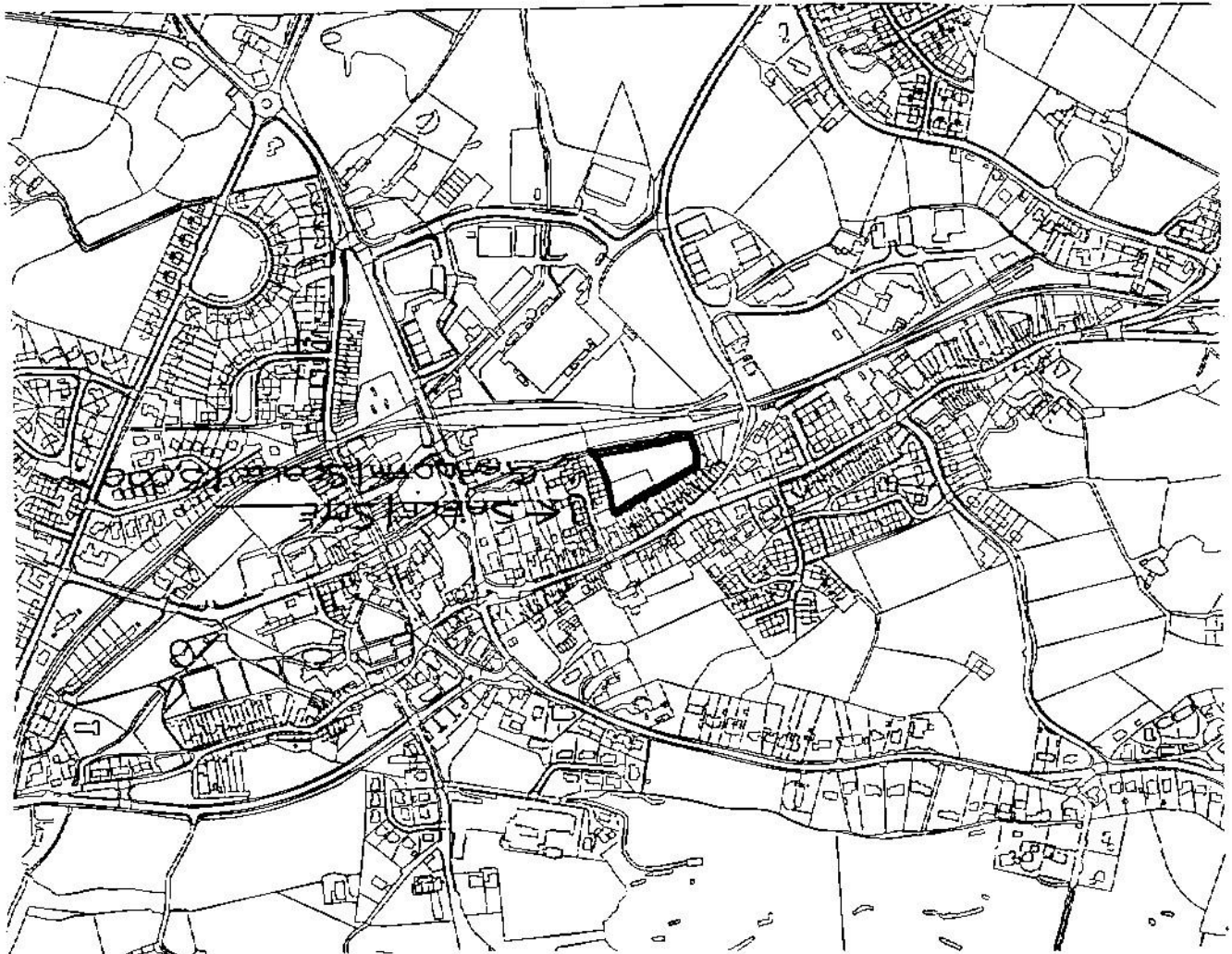
Ymgeisydd Applicant

**Cyngor Tref Amlwch
c/o RGR Partnership
1st Floor NatWest Bank Building
Glanhwfa Road
Llangefni
LL77 7EN**

Newid defnydd o dir diffaith i greu ardâl natur a hamdden ar dir tu cefn i

Change of use of derelict land to form a nature and recreation area on land to the rear of

16 - 21 Bor Trehirion, Amlwch



Planning Committee: 09/01/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the Isle of Anglesey County Council.

A site visit was held on 19th December 2012.

1. Proposal and Site

The application site comprises an area of around 0.5 hectares which has trees and vegetation present. The Design & Access Statement states that the area has been subject to anti-social behaviour in recent years. The application site is abutted by properties facing Mona Street and adjacent sheltered housing.

The proposal entails a change of use of the area to a recreation ground, including clearance of vegetation, access & fencing improvements, provision of seating areas & landscaping.

2. Key Issue(s)

- Principle of Development
- Amenities of Area
- Residential Amenity.

3. Main Policies

Gwynedd Structure Plan

CH1 (Recreation & Tourist Development)

D4 (Location, Design & Siting)

D14 (Protection of Broad-leaved Woodland)

Ynys Mon Local Plan

1 (General Policy)

14 (Recreation & Community Facilities)

17 (Recreation & Community Facilities)

32 (Landscape)

Stopped Ynys Mon Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

CC1 (Community Facilities)

Planning Policy Wales Edition 5 (November 2012)

4. Response to Consultation and Publicity

Local Member Called the application to the planning committee due to local residents concerns.

Community Council Leave the decision to the local planning authority.

Highways No recommendation.

Network Rail No objection.

Welsh Water Conditional permission.

Response to Publicity

One petition received from residents of Bro Trehinion and Mona Street objecting to the planning application and signed by 45 people.

5. Relevant Planning History

No material planning history.

6. Main Planning Considerations

Principle of Development

Policy CH1 of the Gwynedd Structure Plan states proposals for recreation and tourist development will be permitted where they accord with the policy framework of the plan.

Policy 14 of the Ynys Mon Local Plan states that the council will permit recreational & community facilities shown on the proposals maps and other schemes subject to the following criteria:

- i. Increase the quality and range of facilities for local residents and visitors.
- ii. Relieve pressure on more environmentally sensitive areas.
- iii. Increase public access to open areas which have recreational value.

Policy 17 of the Ynys Mon Local Plan states that the council will permit community facilities shown on the proposals plan and other schemes will be permitted on suitable sites within the development boundary or within the edge of other settlements.

Policy CC1 of the Stopped UDP states that the council will permit the development of community facilities which maintain or improve community facilities within or adjacent to development boundaries.

The principle of the development accords with the policies listed above.

Amenities of the Area

It is considered that positive weight can be attributed to the proposal will significantly improve the amenities of the area in terms of clearing the site and the quality of the proposals.

Residential Amenity

A petition has been received objecting to the development.

It is not considered that the proposal unacceptably affect the amenities of adjacent properties. Any anti-social behaviour which could occur would be a matter for the police.

7. Conclusion

The principle of the development is acceptable and that the proposals will enhance the amenities of the area. It is not considered that the development will unacceptably affect residential amenities.

8. Recommendation

Permit

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans tabled below and contained in the form of application, and in any other documents accompanying such application.

Drawing No	Drawing Name
BM2624-A4-03	Location Plan
1831.01	Site Survey
1831.04	Planting Plan
1831.02	Landscape Proposals
1831.04	Grit stone Footpath
1831.05	1.2 m High Kissing Gate and Fence Details

Unless otherwise approved in writing by the local planning authority or included within any provision of the conditions of this planning permission.

Reason To ensure that the development is implemented in accord with the approved details.

(03) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(04) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(05) The proposed development site is crossed by a public sewer with the approximate position being marked on the Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has right of access to its apparatus at all times. No part of the building will be permitted within 3 meters of the line of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

Rhif y Cais: **37C174C** Application Number

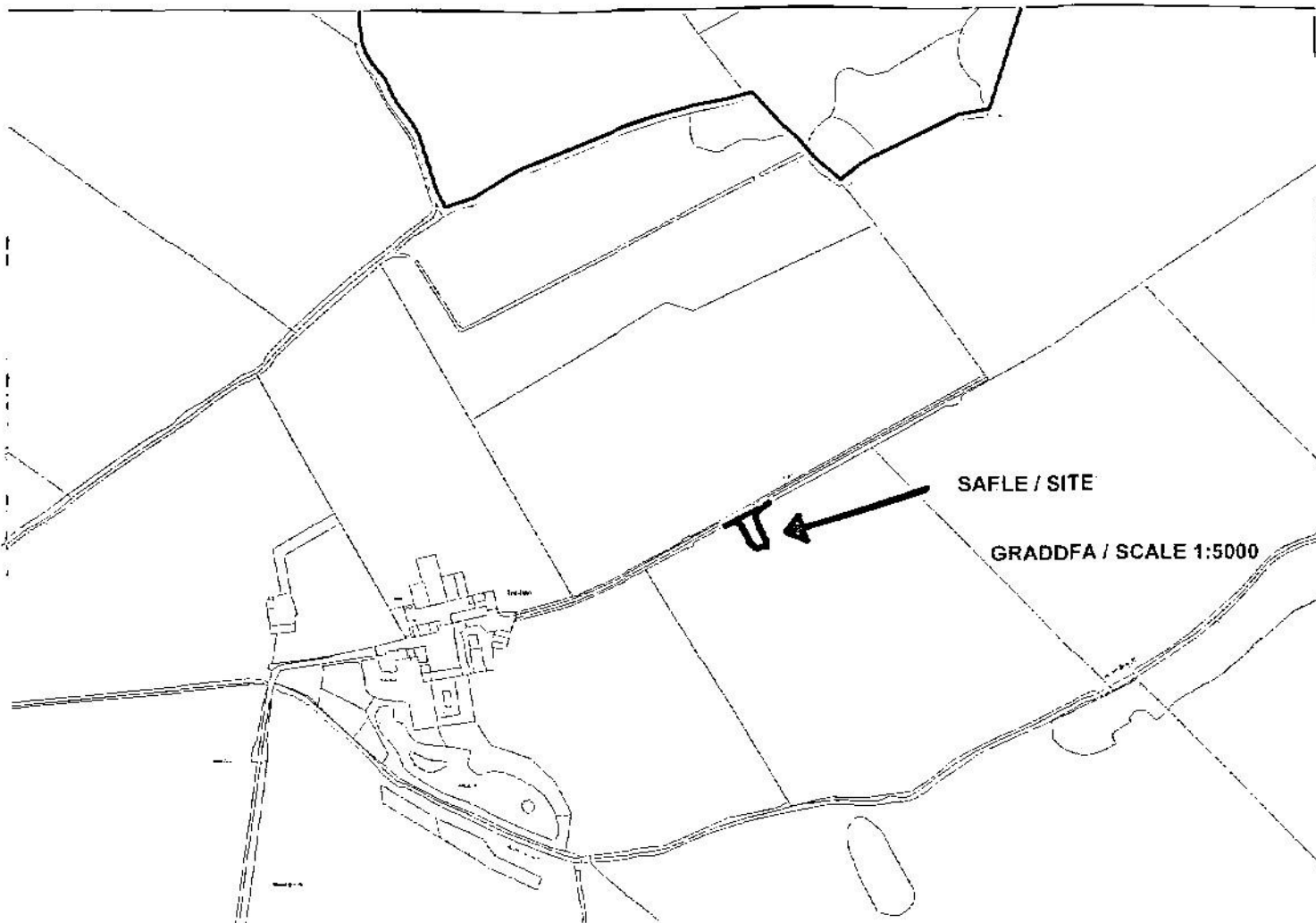
Ymgeisydd Applicant

**Mr Richard Rogers
c/o Mr Peter Leach
Awel Menai Cyf
Maes Gwenith
Nercwys
Mold
Sir y Fflint
CH74EL**

Cais llawn ar gyfer codi un tŵrbin gwynt gyda uchder hwb hyd at cyfanswm o 36.5m, diamder rotor hyd at uchafswm o 30m, a uchder blaen unionsyth hyd at uchafswm o 46.1m ynghyd a gosod ciosg rheoli a thrac mynediad ar dir yn

Full application for the erection of one wind turbine with a maximum hub height of up to 36.5m, a maximum rotor diameter of up to 30m, and a maximum upright vertical tip height of up to 46.1m together with the installation of a control kiosk and access track on land at

Tre-Ifan, Brynsiencyn



Planning Committee: 09/01/2013

Report of Head of Planning (NJ)

Recommendation:

Refuse

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.

A site visit was held on 19th December 2012.

1. Proposal and Site

The application site comprises an agricultural field, accessed along an existing farm track, which itself is accessed from a minor road leading from the A4080.

The application is made for a single wind turbine with a maximum height to the tip of the blade of 46.1 meters, maximum height to hub of 36.5 meters and a maximum rotor diameter of up to 30 meters. The maximum rated power of the turbine being applied for is 50 kw. The height of the proposed structure compares with some 45m height for the Penmynydd mast.

The proposal also includes ancillary structures including a control building and access roads/hard standings.

The planning application is supported by the following:

Statement in Support of the Application which includes an assessment of landscape and visual impact undertaken by the developer, noise report, shadow flicker report, and a Phase 1 ecology report.

A plan showing the proposed transport delivery route and an Archaeological Assessment have also been submitted.

2. Key Issues(s)

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

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D1 AONB

D3 Landscape Conservation Area

Ynys Mon Local Plan

1 General

30 Landscape

31 Landscape

35 Nature Conservation

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

GP1 Development Control Guidance

EP 18 Renewable Energy
EN1 Landscape Character
EN2 Area of Outstanding Natural Beauty
EN4 Biodiversity

Planning Policy Wales Edition 5 (November 2012)

Technical Advice Note 5 Planning and Nature Conservation (2009)

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

Technical Advice Note 8 Planning for Renewable Energy (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).

Natural England Technical Information Note TIN051 (Bats and Inshore Wind Turbines) Interim Guidance

4. Response to Consultation and Publicity

Local Member Supports the decision to bring all wind turbine applications to Committee for determination

Community Council: Concerns raised initially regarding lack of public consultation, no community engagement statement has been submitted, the submission in relation to visual effects is weak and additional photomontages are required and a full landscape and Visual Impact Assessment is required; it is premature to consider the noise effects until the exact model of turbine is known; the turbine location has moved since the screening opinion was made; several properties are located within 500m of the turbine which is contrary to the new SPG guidelines; a tourism Impact Assessment is required; insufficient detail provided in relation to shadow flicker, construction traffic, ecological and archaeological effects and TV reception and radar. Objects to the application on the basis of the results of the Archaeological Assessment, on the basis that no Transport Assessment has been undertaken and because it is intended that construction traffic will be directed through the village of Brynsiencyn.

Drainage: comments for construction phase

Highways Suggested conditions in relation to site access and informatives regarding construction phase

Snowdonia National Park Authority: It is not considered that the scheme will impact on views out of the National Park due to its size and location but reverse views may impact on the National Park's setting.

Environmental Advisor Additional information in relation to distance from landscape features / re-siting of turbine suggested. Additional details submitted and proposal considered to comply with TIN051 guidance.

Environmental Health Officer It is considered that the proposal should be able to comply with the simplified ETSU condition

Built Environment Not able to support the current proposal on the grounds that there would be a significant adverse visual impact; potential cumulative landscape and visual Impact to the coastal AONB and landscape and significant changes to landscape character.

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

Gwynedd Archaeological Planning Service: A pre-determination Archaeological Assessment was requested. This has been prepared but is not considered sufficient to meet current guidelines as the report doesn't sufficiently consider setting impact. Further details requested by GAPS but not received at the time of writing.

CADW: No evaluation of the potential impact of the proposed turbine on the setting of scheduled ancient monuments and as such the application has not demonstrated that it would not have an adverse impact. Comments awaited in response to the submitted Archaeological Assessment.

Countryside Council for Wales Does not object to the proposal as it is unlikely to affect, either directly or indirectly, the features, functionality or integrity of statutory protected sites of ecological, geological or geomorphologic interest. It is unlikely that protected species are present in the area of the proposal and it is not considered that the proposal will be detrimental to the maintenance of the favourable conservation status of any statutory protected species populations present in their natural range.

The proposal is within 1km of the Anglesey AONB within a relatively flat agricultural landscape with hedgerow boundaries and mature hedgerow trees and the erection of any vertical structure of the proposed scale within this type of landscape will generate adverse visual effects and create a focal point within the wider countryside. Given separation distance and topography, the proposed turbine is unlikely to have substantial adverse effects on the AONB.

Local or regional impacts may arise however in relation to the AONB which should be assessed together with cumulative impacts.

Ministry of Defence Conditional permission.

Response to Publicity

587 letters have been received objecting to the planning application on the following grounds:

- The proposal will dominate the landscape;
- The proposal will constitute a major visual intrusion;
- The proposal will represent an alien industrial structure in a previously unspoilt landscape;
- There will be unacceptable cumulative impacts with other proposals leading to the area becoming a wind farm;
- There will be negative impacts on the setting of listed buildings;
- The proposal will detract from the marquis column;
- There will be significant landscape and visual amenity impacts;
- Detrimental effect on tourism assets and the tourism economy;
- Will set a precedent for further development;
- National policies promoting the use of renewable resources must not be given primacy over local landscape policies;
- Detrimental impacts on the AONB and the National Park;
- Detrimental effects on protected species and wildlife;
- Noise and shadow flicker effects;
- health effects;
- Insufficient detail in the application rendering it invalid;
- Archaeological implications;
- Other technologies exist which are more efficient than wind turbines;
- Traffic and transportation implications.

5. Relevant Planning History

37C174/SCR Screening opinion for the erection of one 18m high wind turbine on land at Tre Ifan, Brynsiencyn -- EIA

not required 19/11/10

37C174A/SCR Screening opinion for the siting of a 40m high 500kw wind turbine and associated sub-station on land at Tre Ifan, Brynsiencyn – EIA not required 22/6/11

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.

Planning Policy Wales was updated to Edition 5 in November 2012. The most significant change was the clarification and strengthening of the presumption in favour of sustainable development. In terms of section 12.8 Renewable and Low Carbon Energy of the revised Planning Policy Wales there are no significant changes.

Section 12.8.1 (Renewable and Low Carbon Energy) of Planning Policy Wales (5th Edition November 2012) sets out targets and gives strong support for renewable energy projects in line with the Welsh Assembly Government’s Energy Policy Statement (2010).

Planning Policy Wales at paragraph 12.8.15 states the impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development management considerations. At 330KW, the turbine subject to this report is categorised as “Sub Local Authority” in Planning Policy Wales which includes developments of between 50KW & 5MW (Figure 12.3). Table 3.1 of Practice Guidance – Planning Implications of Renewable and Low Carbon Energy states there are no rigid categories to describe the scale of individual wind turbines but that installations tend to fall within 4 main bandwidths. The turbine subject to this report would fall within the “Medium” category which is classed at heights of up to 65m to blade tip - but at 50kw it is at the lowest end of the spectrum, with ‘Small’ turbines being defined as between 1.5 and 50kw with a typical height of 20m to blade tip. As a “Sub Local Authority” or a “Medium” installation the scale of the turbine is acceptable in principle in policy terms in this location but there are also detailed considerations within the policy considerations to take into account.

Section 12.10.1 of PPW (Edition 5) reproduced below highlights matters that should be taken into account by the local planning authority in dealing with renewable and low carbon energy development and associated infrastructure. 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 5.5), the Coast (see 5.6) and the Historic Environment (see 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 4.5);
- 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”

Technical Advice Note 8 Planning for Renewable Energy (2005) (paragraph 1.4) 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 paragraph explains that local planning authorities could define “community based”. There are no policy definitions which can currently be used and weighted in this regard. The application confirms that the scheme is intended to support farm diversification and economic viability objectives but also aims to benefit the wider community by, wherever possible, awarding construction, operation and maintenance contracts locally; spending increased farm income on local farm services and improvements and contributing 2.5% of net profit from the project per annum to be held in trust to support local community projects (pg. 2 Planning Statement).

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.

It is evident that the policies listed above provide a presumption in favour of renewable energy developments in meeting the identified targets for low carbon energy generation. The scale of the development classified as “Sub Local Authority” or “Medium” is acceptable in principle in this location. Weight can also be attributed to the benefits to the rural economy. As detailed in the policies listed there are also other environmental and community considerations which need to be assessed, and these are considered below.

Landscape and Visual Impact

The application is supported by a Zone of Theoretical Visibility Map (ZTV) up to 15km, panoramic images, photomontages, long section images and a Design and Access Statement. Additional photographs are contained in the Archaeological Assessment. The Landscape and Visual Assessment contained in the DAS does not follow recommended methodology but has been considered adequate to assess this proposal.

The proposed site is within Landscape Character Area 12 East Central Anglesey (LCA). The LCA forms the inland buffer zone to the Menai Strait and reflects much of the typical undulating landscape of Anglesey. LCA 12 is the third largest LCA on the island occupying an area of 100kms².

Key relevant issues for LCA 12 in terms of this proposal are:

- the effects upon the coastal habitat and the need to have regard to the AONB Management Plan; the impact of development on settlement edges;
- impacts on transportation corridors and the character and quality of the gateway into Anglesey.

The site is approximately 1.1 kms from the edge of the AONB (the A4080 at Brynsiencyn), at approximately 21 (AOD) and in an open farmed landscape of large field enclosures, inland of the Coastal Landscape.

The ZTV map indicates theoretical views from the AONB. It shows limited impact in Landscape Character Area 13 and theoretical views in Landscape Character Area 14. A greater portion of LCA14 is shown to be within the ZTV than is the closer LCA13. Views of the turbine from these areas are likely to be similar in scale to a photomontage from Llangaffo presented as part of the application. The magnitude of change in views is considered to be high and significant in the AONB. The ZTV extends into Gwynedd and it is considered that the prominence of the turbine would increase from elevated viewpoints eg Caernarfon Castle. Views would place the turbine in the context of the coastal AONB where it would be seen as a skyline feature. Although its prominence would diminish with distance, it is judged to be significantly adverse creating the impression of a wind turbine within the AONB landscape.

In relation to visual receptors, there are some direct and open views from nearby footpaths whilst in some parts, views may be obscured by Tre Ifan itself and surrounding trees. The development would be a prominent and recognisable feature and significantly adverse in its impact up to a 1km radius of the site. Views from the Wales Coastal Path, given distance and screening, are not considered significant.

In relation to cumulative impacts, in-combination views with existing windfarms in the north of the island are unlikely given distance. Views of Anglesey from the A487 are of the AONB along the Menai Strait. The turbine would be visible above the AONB, breaching the skyline. There are potential sequential and in-combination effects from the A487 with other proposals clustered in the Penmynydd area which would create the impression of a landscape with wind turbines, harming the visual setting of the AONB.

There are theoretical in-combination effects from road corridors eg the A5 and A55 near Rhostrehwfa where the turbines would be seen against the backdrop of mountains and be understood as a new and recognised element in the view. There would be a cumulative visual impact when considered with existing pylons and telecommunications masts in those views.

The introduction of a turbine to LCA 12 may further reduce the sensitivity of this landscape to additional change, particularly further wind turbines and reduce the quality of the landscape ‘buffer’ to the AONB.

Section 8.4 of TAN 8 states that there is an implicit objective to maintain the quality and integrity of AONBs, i.e. there should be no change in landscape character from turbines. Similarly, for the remainder of Wales, outside Strategic Search Areas, the implicit objective is also to maintain landscape character i.e. again, there should be no change in landscape character from turbines.

In accordance with TAN8, the implicit objective is that there should be no significant change in landscape character from a wind turbine development within such an area. The north of Anglesey has been subject to considerable landscape change and visual impact from three existing wind farms together with other approved schemes. The introduction of a turbine to a further Landscape Character Area could bring about a change where turbines were a feature common in much of the county. The proposal would bring about significant adverse visual effects; significant impact to the Landscape Character Area and potential cumulative landscape and visual effects to the coastal AONB landscape and transportation corridors.

Cultural Heritage

An Archaeological Assessment has been submitted which suggests that the proposal will have direct physical impact upon stone boundary walls which are of local importance only; there is a medium to high risk of unknown buried archaeological remains being present on the site due to the nature and extent of known archaeological sites in the area which leads to a requirement for an intensive watching brief during construction; in terms of visual impacts, the proposal is shown to have visual impacts upon three scheduled ancient monuments, two being defined as medium to high level (Trefwri standing stone and Pont Sarn-Las hut group) and one as low impact (Bodowyr Burial Chamber). The Gwynedd Archaeological Planning Service has indicated however that the report doesn't sufficiently consider setting impact in line with current guidelines and has requested further information. However, it is suggested that the impact on the setting of the Trefwri standing stone may be unacceptable. That information is awaited at the time of writing. A response from CADW on the Archaeological Assessment is also awaited.

Ecology

An ecological survey report was submitted in support of the application which suggests that there is no evidence of sensitive habitats or protected species at the site of the proposed turbine. The turbine is positioned over 50m from any hedgerows and collision risk for bats is extremely low.

The Countryside Council for Wales has reviewed the application and survey report and concludes that the proposal will not be detrimental to the maintenance of the favourable conservation status of any protected species populations present in their natural range. The Council's Ecological Advisor considers that the application meets current TIN051 guidance.

Noise

The application proposes the Endurance E-3120 wind turbine as the candidate turbine for the site although final selection will only be made prior to construction should planning consent be granted. A paragraph in the Planning Statement and a computer generated noise map are produced in support of the application. The proposal has however been assessed by the Environmental Health Officer who confirms that the candidate turbine should be able to comply with the simplified ETSU condition. The turbine is not located in an area generally considered to have cumulative noise impact but this should be considered should any future additional developments be proposed.

Residential Amenity

An assessment of the impacts on the residential amenities of surrounding properties has been undertaken, which included both residential properties and the holiday cottages under construction at Tyddyn Adda and Dolwaenydd.

Policy C7 of the Gwynedd Structure Plan supports renewable energy developments if the impact on the locality is

acceptable. Policy 45 of the Ynys Mon Local Plan requires that renewable energy development does not have an unacceptable impact on “the standard of amenity enjoyed by the resident and tourist population”. Policy EP18 of the Stopped Ynys Mon Unitary Development Plan includes the same criterion but requires it not to have a significant adverse impact. Policies 1 and GP1 of the Ynys Mon Local Plan and the Stopped Ynys Mon Unitary Development Plan are also material in considering residential amenity.

Paragraph 12.8.14 of Planning Policy Wales (Edition 5) (November 2012) states that:

“...developers will need to be sensitive to local circumstances, including siting in relation to local landform, proximity to dwellings and other planning considerations...”

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.

Officers have also considered decisions made by Planning Inspectors in relation to residential visual amenity. Such an analysis indicates that a common threshold criterion applied by Inspectors for assessing visual residential amenity is where the change in the view would affect the fundamental living conditions. Various terms are used to describe this threshold, e.g. ‘overbearing’, ‘overwhelming’, ‘overpowering’ or ‘oppressive’.

Some of the closest properties to the proposed turbine are:

Property	Approximate Distance from Proposal
Llys Elen	449m
Ty Mawr	470m
Cae'r Ffynnon	516m
Dolwaenydd	540m
Bodlew Bach Annex	568m
Tyddyn Adda	572m
Bodlew Bach	584m

All are further than the 400m distance advocated under the current SPG and all but two are further than the 500m distance suggested in TAN 8.

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. The applicants have submitted a shadow flicker analysis based on a larger turbine (hub height of 40m and tip height of 65.75m and a rotor diameter of 51.5m) indicating the degree of shadow flicker which would affect

identified properties. The applicant's state that as the application is made for a smaller turbine, it is unlikely that shadow flicker will affect any residential properties as none are within the 10 rotor diameter distance.

In a recent appeal decision at Bodneithior, Llandyfrydog, the Inspector referred to The Companion Guide to PPS 22 'Planning for Renewable Energy' and the guidance contained therein that shadow flicker effects do not occur above a distance equivalent to ten times the rotor diameter of a turbine. The relevant distance in this case is 300m. Llys Elen is the closest property at approximately 449m distance.

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 can be recommended on the colour to mitigate impacts.

Other Material Considerations

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

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.

In terms of Health and Safety the proposals are not situated in proximity to any roads or buildings having regard to advice in Annex C, paragraphs 2.19 and 2.20 of "TAN 8".

The Council's Highways Section is satisfied with the proposal subject to conditions.

7. Conclusion

The policies listed above provide a presumption in favor of renewable energy developments subject to the considerations listed. As detailed in the policies there are also other environmental and community considerations which need to be assessed and in this instance the proposed development is considered unacceptable for the reasons provided below.

There would be a significant adverse local visual impact; a cumulative landscape and visual impact including a significant impact on the AONB and the introduction of a significant change to Landscape Character Area 12. The impacts on archaeological sites are not clearly identified

8. Recommendation

That planning permission is **refused** for the following reasons:

(01) The scale of the proposed development would result in significant adverse visual effects; significant changes to Landscape Character and potential cumulative landscape and visual effects to the coastal AONB. This would be contrary to the provisions of policies C7, D1, D3 of the Gwynedd Structure Plan, 1, 30, 31, 45 of the Ynys Mon Local Plan, EN1, EN2, GP1, EP18 of the Stopped Ynys Mon Unitary Development Plan, Planning Policy Wales (Edition 5) (November 2012) and the Isle of Anglesey Council Supplementary Planning Guidance Wind Energy Development (1994).

(02) It has not been demonstrated that the proposal will not adversely affect the setting of scheduled ancient monuments and the proposal is therefore contrary to policies D15 of the Gwynedd Structure Plan, policies 1, 39 and 45 of the Ynys Mon Local Plan, policies GP1 and EN12 of the stopped Ynys Mon Unitary

9. Other Relevant Policies

Gwynedd Structure Plan

FF11 (Traffic)

D32 Landscaping Schemes

Ynys Mon Local Plan

32 (Landscape)

Stopped Anglesey Unitary Development Plan

TR3 (Highway Design)

EN14 (Tree Preservation Orders & Hedgerows)

EN16 (Landscape Features of Major Importance for Flora & Fauna)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)

Welsh Government Circular letter 01.04.09 Transportation Issues Arising From Wind Farms

Rhif y Cais: **41C103N** Application Number

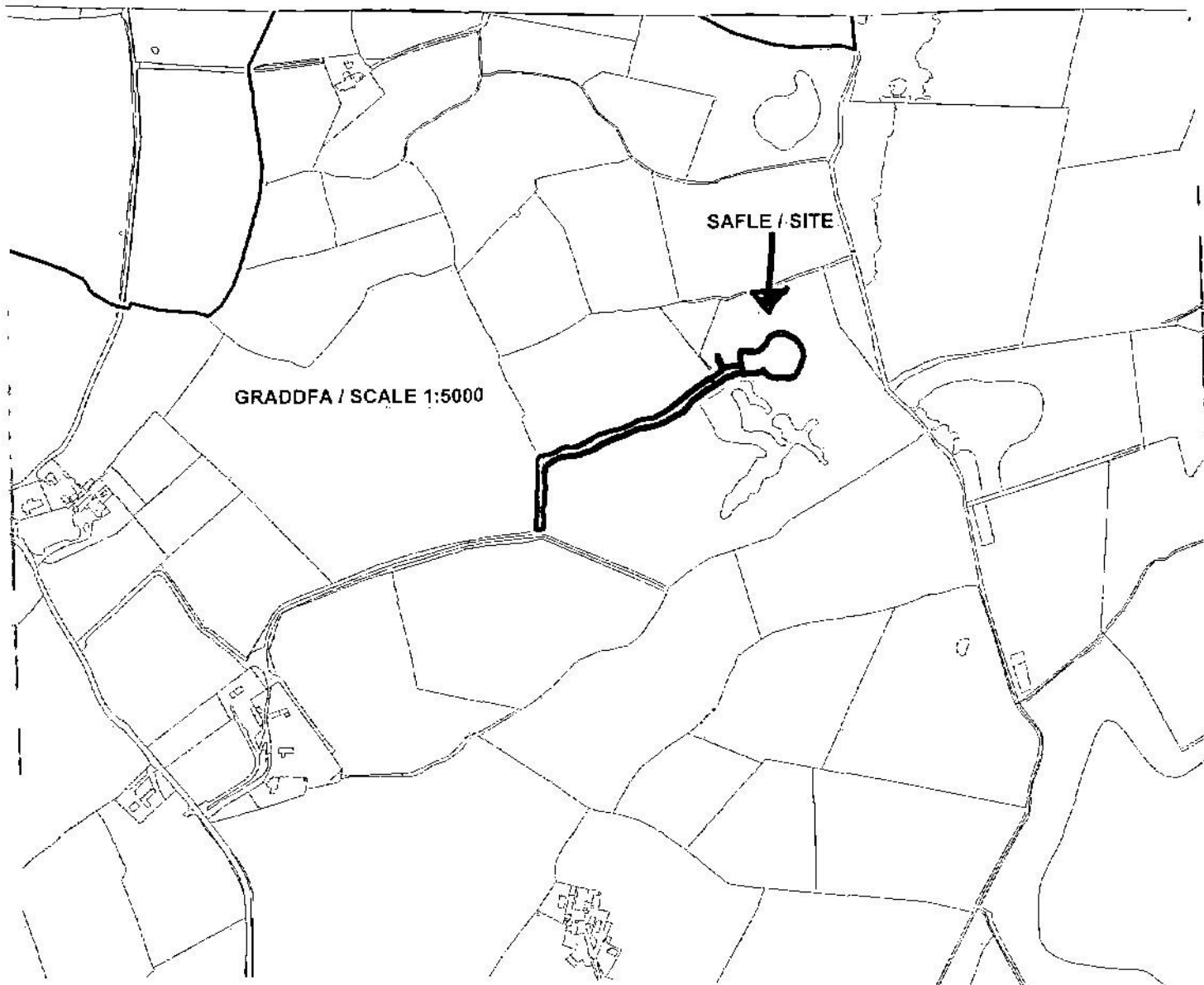
Ymgeisydd Applicant.

Windberry Operations Ltd
c/o Savills
Wessex House
Priors Walk
East Borough
Wimborne
Dorset
BH21 1PB

Cais llawn ar gyfer codi un twrbîn wynt gyda uchder hwb hyd at uchafswm o 44m, diamedr rotor hyd at uchafswm o 33m a uchder blaen unionsyth hyd at uchafswm o 62m, creu trac fynedfa ynghyd a chodi cabinet storio offer ar dir yn

Full application for the erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 33m and a maximum upright vertical tip height of up to 62m, the construction of an access track together with the erection of an equipment housing cabinet on land at

Ty Gwyn, Penmynydd



Planning Committee: 09/01/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

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.

A site visit was held on 21st November 2012.

The application was deferred at the meeting held on 5th December to allow the resolution of outstanding matters.

1. Proposal and Site

The application site comprises an agricultural field, accessed along an existing farm track, which itself is accessed from a minor road leading from the B5420 at Penmynydd and minor roads leading to Rhoscefnhir to the north.

The application is made for a single wind turbine with a maximum height to the tip of the blade of 62 meters, maximum height to hub of 44.28 meters and a maximum rotor diameter of 33 meters. The maximum rated power of the turbine being applied for is 330 kw. The height of the proposed structure compares with 106m height for the BBC mast at Llanddona and some 45m height for the Penmynydd mast.

The proposal also includes ancillary structures including a control building and access roads/hard standings. The application erroneously stated that the applicant is the owner of adjoining residential property at Tŷ Gwyn. This is not the case and the developer has acknowledged and apologised for the error.

The planning application is supported by the following:

- Landscape and Visual Assessment including Photomontages.
- Design and Access Statement
- Ecological Assessment and Bat Survey Report.
- Noise Report
- Cultural Heritage Assessment
- Shadow Flicker and Safety Report

2. Key Issue(s)

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.
- Setting of the Listed Building

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D1 AONB

D3 Landscape Conservation Area

D22 Setting Listed Building

Ynys Mon Local Plan

1 (General)

30 Landscape

31 Landscape

41 Conservation of Buildings

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

GP1 Development Control Guidance

EP 18 Renewable Energy

EN1 Landscape Character

EN2 Area of Outstanding Natural Beauty

EN13 Setting of Listed Buildings

Planning Policy Wales Edition 5 (November 2012)

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

Technical Advice Note 8 Renewable Energy (2005)

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

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

Circular 61/96 'Planning and the Historic Environment: Historic Buildings and Conservation Areas'

Supplementary Planning Guidance Wind Energy Developments (January 1994).

Natural England Technical Information Note TIN051 (Bats and Inshore Wind Turbines) Interim Guidance.

4. Response to Consultation and Publicity

Local Member Called the application to the planning committee on the basis of the strong objection locally and across the island

Community Councils:

Penmynydd (in which area the proposal is located) Objection based on landscape impacts and the impacts on the lives of local residents

Pentraeth (adjoining area) Unacceptable due to the fact that the turbine will be visible from a wide area in both Anglesey and Gwynedd; it will affect the amenities of nearby residents; it will detrimentally affect surrounding landscape

Highways Suggested conditions in relation to site access and informatives regarding construction phase

RSPB No comments

Environmental Advisor Additional information in relation to bats / re-siting of turbine suggested. Data set in subsequently submitted Bat Survey Report is incomplete and survey should be re-done / turbine should be

relocated to comply with TIN051 guidance. Some additional information submitted but concern remains that the turbine should be re-sited.

Environmental Health Officer In response to the initial consultation it was indicated that noise levels at an adjoining property would be slightly higher than the limit in the simplified ETSU assessment method but as the data used was likely to be noisier than could be achieved by a similar non-tonal turbine, it was anticipated that a different model could comply with the simplified ETSU limit. A noise survey was undertaken and a report submitted which supersedes that previously submitted in support of the application. Having assessed the content of the report the EHO advises that whilst ETSU limits can be achieved, insufficient assurance has been provided that tonal noise problems will not occur and that the local authority should reject the applicant's turbine choice. As it is anticipated that a similar non-tonal turbine could achieve acceptable noise levels, a condition is proposed that the turbine to be installed on the site should not be tonal.

Built Environment Not able to support the current proposal on the grounds that there would be a significant adverse visual impact; potential cumulative landscape and visual Impact to the coastal AONB and landscape and transport corridors and significant changes to landscape character.

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

Gwynedd Archaeological Planning Service Suggested condition requiring archaeological watching brief.

Countryside Council for Wales objects to the issuing of consent until incomplete data set in the Bat Survey Report is addressed, either through further survey work or modelling. The agent has supplied additional information in relation to landscape features and indicates that no further information is required in support of the application. The Countryside Council for Wales has confirmed, in response to this, its continuing objection in the absence of further information. Some additional information has been provided but was still being assessed at the time of writing.

Ministry of Defence Conditional permission.

Response to Publicity

369 letters have been received objecting to the planning application on the following grounds:

The proposal will dominate the landscape;

The proposal will constitute a major visual intrusion;

The proposal will represent an alien industrial structure in a previously unspoilt landscape;

There will be unacceptable cumulative impacts with other proposals leading to the area becoming a wind farm;

There will be negative impacts on the setting of listed buildings;

The proposal will detract from the marquis column;

There will be significant landscape and visual amenity impacts;

Detrimental effect on tourism assets and the tourism economy;

Will set a precedent for further development;

National policies promoting the use of renewable resources must not be given primacy over local landscape policies;

Detrimental impacts on the AONB and the National Park;

Detrimental effects on protected species, wildlife and wetlands;

Noise and shadow flicker effects; health effects;

Insufficient detail in the application rendering it invalid;

Archaeological implications;

Other technologies exist which are more efficient than wind turbines.

5. Relevant Planning History

41C103B Construction of a new agricultural vehicular access and track on land at Tŷ Gwyn, Penmynydd – withdrawn 8/10/08

41C103K/SCR Screening opinion for the siting of one wind turbine with a maximum hub height of up to 49.9m, rotor diameter of up to 33.4m and a maximum upright vertical tip height of up to 66.6m on land at Tŷ Gwyn, Penmynydd - EIA not required

41C103M Full application for the erection of a temporary 40.5m high anemometer on land at Tŷ Gwyn, Penmynydd - Refused 9/7/12

41C103P/SCR Screening opinion for the erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 33m and a maximum upright vertical tip height of up to 62m, the construction of an access track together with the erection of an equipment housing cabinet on land at Tŷ Gwyn, Penmynydd - EIA not required

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.

Since the last Planning Committee Planning Policy Wales was updated to Edition 5 in November. The most significant change was the clarification and strengthening of the presumption in favour of sustainable development. In terms of section 12.8 Renewable and Low Carbon Energy of the revised Planning Policy Wales there are no significant changes.

Section 12.8.1 (Renewable and Low Carbon Energy) of Planning Policy Wales (5th Edition November 2012) sets out targets and gives strong support for renewable energy projects in line with the Welsh Assembly Government's Energy Policy Statement (2010).

Planning Policy Wales at paragraph 12.8.15 states the impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development management considerations. At 500KW the turbine subject to this report is categorised as “Sub Local Authority” in Planning Policy Wales which includes developments of between 50KW & 5MW (Figure 12.3). Table 3.1 of Practice Guidance – Planning Implications of Renewable and Low Carbon Energy states there are no rigid categories to describe the scale of individual wind turbines but that installations tend to fall within 4 main bandwidths. The turbine subject to this report would fall within the “Medium” category (but at 330kw and potentially supplying 185 homes it is slightly below the ‘typical’ rating of 500Kw and which would potentially

supply 205 homes)-. As a “Sub Local Authority” or a “Medium” installation the scale of the turbine is acceptable in principle in policy terms in this location but there are also detailed considerations within the policy considerations to take into account.

Section 12.10.1 of PPW (Edition 5) 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 5.5), the Coast (see 5.6) and the Historic Environment (see 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 4.5);
- 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.

Technical Advice Note 8 Planning for Renewable Energy (2005) (paragraph 1.4) 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 paragraph explains that local planning authorities could define “community based”. There are no policy definitions which can currently be used and weighted in this regard. The application confirms that the scheme is in principle a feed in tariff proposal which will benefit the local landowner in his rural diversification objectives (para.4.33 Planning Design and Access Statement).

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.

It is evident that the policies listed above provide a presumption in favour of renewable energy developments in meeting the identified targets for low carbon energy generation. The scale of the development classified as "Sub Local Authority" or "Medium" is acceptable in principle in this location. Weight can also be attributed to the benefits to the rural economy. As detailed in the policies listed there are also other environmental and community considerations which need to be assessed, and these are considered below.

Landscape and Visual Impact

The application is supported by a Landscape and Visual Impact Assessment (LVIA) prepared by the Environmental Dimension Partnership (EDP) and dated May 2012. The assessment includes a Zone of Theoretical Visibility Map (ZTV) up to 10km, and 7 viewpoint visualisations presented in the form of Photomontages, Existing Photographs and Wireframe images.

The proposed site is within Landscape Character Area 12 East Central Anglesey (LCA). The LCA forms the inland buffer zone to the Menai Strait and reflects much of the typical undulating landscape of Anglesey. LCA 12 is the third largest LCA on the island occupying an area of 100kms².

Key relevant issues for LCA 12 in terms of this proposal are: -

- the effects upon the coastal habitat and the need to have regard to the AONB Management Plan; the impact of development on settlement edges;
- impacts on transportation corridors and the character and quality of the gateway into Anglesey.

The site is approximately 3.1 kms from the edge of the AONB (the A5025 at Menai Bridge), at approximately 57 (AOD) and in an open farmed landscape of large field enclosures, inland of the Coastal Landscape.

The submitted LVIA assesses that the addition of the turbine proposal would result:

- in a Very High to High magnitude of change within 500 metres resulting in borderline significant effects;
- the effect from 500 metres to 1km are predicted not to be significant.
- The magnitude of change is presented as being dependant on distance, in the manner in which a visual receptor would be.

There are currently no medium to large wind turbines located within Landscape Character Area 12 and none are easily visible from it. The submitted LVIA assesses that the addition of a turbine at Tŷ Gwyn would result in a Very High to High magnitude of change within 500m of the turbine resulting in borderline significant effects while the effect from 500m to 1km are predicted not to be significant. However, the magnitude of change is presented as being dependant on distance, the effect lessening as distance increases, in the same way as visual receptors are assessed. There is no standard published methodology for the quantification of this effect and it is considered that a distance threshold is an oversimplification of the magnitude of change to a landscape. A turbine of this scale could be expected to become a defining landscape element and result in

significant changes to existing landscape combinations and patterns well beyond 500 metres.

The introduction of a turbine to LCA 12 may further reduce the sensitivity of this landscape to additional change, particularly further wind turbines and reduce the quality of the landscape 'buffer' to the AONB and coastal landscape.

The ZTV map indicates theoretical views from the AONB. Viewpoint 6 is taken from the edge of the Pentraeth Forest within the AONB. EDP Table 2 within the LVIA provides an indication of the criteria against which the magnitude of change at a landscape or visual receptor is judged in the Assessment. The magnitude of change for the visual receptor at viewpoint 6 is described as being low by the developer (defined as 'the development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component'). However, it is considered that it would be better described as a medium rather than low change (defined as 'the development will form a new and recognisable element within the view which is likely to be recognised by the receptor'). The sensitivity of each receptor and the magnitude of change combine to identify the level of effect, in accordance with a standard matrix recommended within guidance published by Scottish Natural Heritage (Visual Assessment of Windfarms Best Practice (2002)). A low magnitude of change produces a moderate to moderate/minor effect which is not significant. Assessing the effect as medium produces a major/moderate effect which is significant in the AONB. Viewpoints from public footpaths are taken within 1.5km of the site and predicted to be significant adverse in effect where there are open views to the site. Significant effects are predicted for the settlement of Rhoscefnhir where there are direct views from properties.

In terms of cumulative impacts, the proposal is judged unlikely to produce significant intervisibility or effects in combination with other consented windfarms and turbine sites. The application assesses potential cumulative effects with a windfarm development which has been screened for EIA and known as the Braint Windfarm. No formal application for planning permission has been submitted to date.

In relation to current live planning applications, it is considered that there would be additional in-combination effects on the AONB at viewpoint 6, discussed above, Potential sequential and in-combination views of the island and the AONB (with the turbines potentially breaching the skyline) are likely from the A55 and A487. Road corridors are likely to see in-combination views being produced, and cumulative effects would occur on public footpaths and at Rhoscefnhir for example.

Section 8.4 of TAN 8 states that there is an implicit objective to maintain the quality and integrity of AONBs, i.e. there should be no change in landscape character from turbines. Similarly, for the remainder of Wales, outside Strategic Search Areas, the implicit objective is also to maintain landscape character i.e. again, there should be no change in landscape character from turbines.

The LVIA identifies a potential significant adverse visual effect on sensitive receptors within a 2.1km radius of the site and there are potentially additional in-combination effects from other proposals. The Tŷ Gwyn proposal will have a significant adverse effect on the edge of the settlement of Rhoscefnhir while there are likely to be cumulative visual effects on the AONB at Pentraeth Forest (viewpoint 6). Significant adverse landscape character effects are likely to occur off the island where the turbine would be a prominent and uncharacteristic feature. Such effects would potentially reduce the sensitivity of the landscape to further change. In accordance with TAN8, the implicit objective is that there should be no significant change in landscape character from a wind turbine development within such an area. The north of Anglesey has been subject to considerable landscape change and visual impact from three existing wind farms together with other approved schemes. The introduction of a turbine to a further Landscape Character Area could bring about a change where turbines were a feature common in much of the county.

Cultural Heritage

A report outlining impacts on scheduled ancient monuments and listed buildings in the vicinity of the site has been submitted and assessed as being acceptable for this proposal by the Gwynedd Archaeological Planning

Service. Some concern is expressed regarding potential cumulative impacts but it is premature at this stage to comment as archaeological assessments are awaited for other sites, some of which are not at planning application stage. A condition is suggested by the Gwynedd Archaeological Planning Service in relation to an archaeological watching brief for the construction phase of this project.

Ecology

An ecological assessment was submitted in support of the application which suggests that the proposal will have neutral impacts overall on designated sites and species although a bat survey was anticipated at the time of submission. A Bat Survey Report was subsequently submitted but concern was raised by the Council's Ecological Advisor and the Countryside Council for Wales that the proposal was located closer to a landscape feature than the 50m distance advocated in the TIN051 guidance while a gap in the submitted data exists due to equipment failure during the survey in August 2012. The Ecological Advisor suggested that the turbine be moved in order to comply with advocated distances. The Countryside Council for Wales requested that further survey work or modelling be undertaken to rectify the incomplete data set. The developer disputes that the landscape feature referred to is a hedge and suggests that sufficient information has been submitted in support of the application to demonstrate that it meets current standards. The Council's Ecological Advisor continued to suggest that the turbine should be relocated. The Countryside Council for Wales continued to object to the proposal until further information is provided. Some additional detail from the bat survey work not previously submitted was made available by the developer but the Ecological Advisor, in accordance with the precautionary approach advocated within paragraph 2.4 of TAN 5, remains of the opinion that the application has not demonstrated that the proposal will have no unacceptable impact on bats and continues to advise that the turbine should, in the absence of robust data, be moved in accordance with the separation distance advised in the TIN 051 Guidance. The agent has previously indicated that the turbine is unlikely to be moved. The comments of the Countryside Council for Wales were awaited at the time of writing. However, given that it has not been conclusively demonstrated that there will be no unacceptable impact on bats, a precautionary approach as advocated in paragraph 5.5 of Planning Policy Wales (Edition 5) and in paragraph 6.2.2 of TAN 5, is followed.

Noise

The initial noise assessment report submitted with the application predicted that noise levels at surrounding properties would be within the ETSU-R-97 limit of 35dB LA90 up to wind speeds of 10m/s at 10m in height with the exception of Rhyd y Delyn Bach which was just over this limit. The Environmental Health Officer commented on the appraisal and raised concerns that even with the application of a tonal penalty, the proposal may lead to concerns in terms of noise nuisance to neighbouring occupiers. Nevertheless, the Section undertook a noise assessment based upon the worst case noise level of 7m/s at 10m height and also concluded that noise levels at Rhyd y Delyn Bach would just exceed the simplified ETSU limit. Cumulative noise impacts with a proposed turbine at a site at Marchynys, Penmynydd (41C66E) were not considered to be of concern. It was suggested however that as the data for the candidate turbine is noisier than that which could be achieved by a non-tonal turbine, that a similar non-tonal turbine could comply with the simplified ETSU assessment method.

The developer commissioned a noise survey to include a background noise assessment with the noise predictions for wind turbine noise still based on the candidate Enercon E33 330kW turbine with a hub height of 44m. This Supplementary Noise Assessment was submitted to supersede the originally submitted report. The report concludes that the turbine noise levels meet the simplified ETSU limit of 35dB LA90 for all properties apart from Rhyd y Delyn Bach and Maes Llwyn/Llwyn Ogan for which a noise survey to set noise limits in accordance with ETSU-R-97 has been undertaken. It is stated that predicted noise levels including a +5dB tonal penalty are relatively low and below the background noise limits at all wind speeds below ETSU-R-97 limits and below WHO guidance on sleep disturbance. The Report considers tonal noise and suggests that tonal noise will not be an issue at the nearest properties, in particular as downwind noise levels will not

occur frequently because of the prevailing wind direction. The Environmental Health Officer states that the candidate turbine has an audible tone and does not consider that sufficient reassurance has been provided that that low frequency noise problems will not occur. It is suggested that the candidate turbine choice should be rejected. Given however that a similar non-tonal turbine could achieve acceptable noise limits, it is proposed that this matter can be dealt with by condition.

Residential Amenity

An assessment of the impacts on the amenities of surrounding properties has been undertaken, which included both residential properties and the holiday cottage at Tŷ Gwyn and the 5 star guest house at Neuadd Lwyd.

Policy C7 of the Gwynedd Structure Plan supports renewable energy developments if the impact on the locality is acceptable. Policy 45 of the Ynys Mon Local Plan requires that renewable energy development does not have an unacceptable impact on “the standard of amenity enjoyed by the resident and tourist population”. Policy EP18 of the Stopped Ynys Mon Unitary Development Plan includes the same criterion but requires it not to have a significant adverse impact. Policies 1 and GP1 of the Ynys Mon Local Plan and the Stopped Ynys Mon Unitary Development Plan are also material in considering residential amenity.

Paragraph 12.8.14 of Planning Policy Wales (Edition 5) (November 2012) states that:

“...developers will need to be sensitive to local circumstances, including siting in relation to local landform, proximity to dwellings and other planning considerations...”

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.

Officers have also considered decisions made by Planning Inspectors in relation to residential visual amenity. Such an analysis indicates that a common threshold criterion applied by Inspectors for assessing visual residential amenity is where the change in the view would affect the fundamental living conditions. Various terms are used to describe this threshold, e.g. ‘overbearing’, ‘overwhelming’, ‘overpowering’ or ‘oppressive’.

Some of the closest properties to the proposed turbine are:

Property	Approximate Distance from Proposal

Rhyd y Delyn Bach	523m
Llwyn Ogan	620m
Tŷ Gwyn & Tŷ Gwyn Holiday Cottage	648m
LLwyn Hudol & adjacent outbuilding with planning permission for conversion to residential use	650m
Maes Llwyn	656m
Neuadd Lwyd	713m
Bryn Eglwys	812m

All are further than the 400m distance advocated under the current SPG and all are further than the 500m distance suggested in TAN 8.

A wire frame and photomontage image from near the dwelling at Rhyd y Delyn Bach has been submitted in support of the application. Rhyd y Delyn Bach is the closest property to the site while Llwyn Hudol has an open aspect looking directly towards the application site from the garden area and part of the dwelling. However, whilst the turbine will be prominent in views, taking into account the proximity, siting, extent of the turbine visible and scale of turbine officers do not consider that the turbine would be “overbearing” or “overwhelming” in relation to the residential visual amenity of the above properties. .

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

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 can be recommended on the colour to mitigate impacts.

Other Matters

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

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.

In terms of Health and Safety the proposals are not situated in proximity to any roads or buildings having regard to advice in Annex C, paragraphs 2.19 and 2.20 of “TAN 8”.

The Council’s Highways Section is satisfied with the proposal subject to conditions.

7. Conclusion

The policies listed above provide a presumption in favor of renewable energy developments subject to the considerations listed. As detailed in the policies there are also other environmental and community considerations which need to be assessed and in this instance the proposed development is considered unacceptable for the reasons provided below.

There would be a significant adverse local visual impact; a cumulative landscape and visual impact including a significant impact on the AONB at Pentraeth Forest and the introduction of a significant change to Landscape Character Area 12.

Insufficient information has been provided in relation to the proposal's impacts upon bats and as such a precautionary approach must be taken.

8. Recommendation

That planning permission is **refused** for the following reasons:

(01) The scale of the proposed development would result in significant adverse visual effects; significant changes to Landscape Character and potential cumulative landscape and visual effects to the Pentraeth Forest and coastal AONB. This would be contrary to the provisions of policies C7, D1, D3 of the Gwynedd Structure Plan, 1, 30, 31, 45 of the Ynys Mon Local Plan, EN1, EN2, GP1, EP18 of the Stopped Ynys Mon Unitary Development Plan, Planning Policy Wales (Edition 5) (November 2012) and the Isle of Anglesey Council Supplementary Planning Guidance Wind Energy Development (1994).

(02) It has not been demonstrated that the proposal will not adversely affect protected species (bats) and the proposal is therefore contrary to policies D4 and D10 of the Gwynedd Structure Plan, policies 1, 34, 35 and 45 of the Ynys Mon Local Plan, policies GP1 and EN4 of the stopped Ynys Mon Unitary Development Plan and the precautionary approach advised within Planning Policy Wales (Edition 5) (November 2012) and Technical Advice Note 5 Nature Conservation and Planning (2009).

9. Other Relevant Policies

Gwynedd Structure Plan

FF11 (Traffic)

D32 Landscaping Schemes

Ynys Mon Local Plan

32 (Landscape)

35 (Nature Conservation)

Stopped Anglesey Unitary Development Plan

TR3 (Highway Design)

EN4 (Biodiversity)

EN14 (Tree Preservation Orders & Hedgerows)

EN16 (Landscape Features of Major Importance for Flora & Fauna)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)

Welsh Government Circular letter 01.04.09 Transportation Issues Arising From Wind Farms