

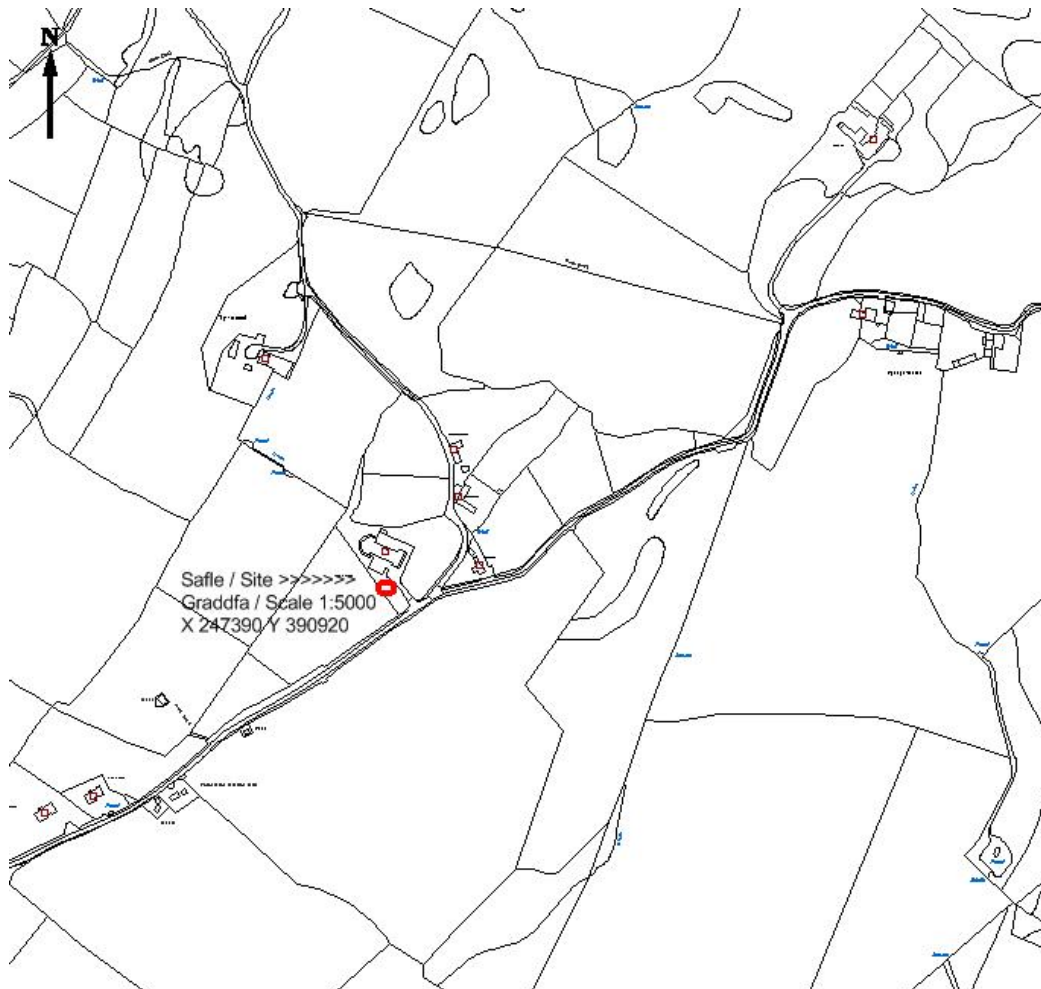
Rhif y Cais: **24C59H/RE** Application Number

Ymgeisydd Applicant

Mr Chris Tanner

Cais llawn ar gyfer codi un twrbîn wynt 5Kw gyda uchder hwb hyd at uchafswm o 15m, diamedr rotor hyd at uchafswm o 5.6m a uchder blaen unionsyth hyd at uchafswm o 17.8m ar dir yn / Full application for the erection of one 5Kw wind turbine with a maximum hub height of up to 15m, rotor diameter of up to 5.6m and a maximum upright vertical tip height of up to 17.8m on land at

Pen Y Gogarth, Llaneilian



Planning Committee: 07/01/2015

Report of Head of Planning Service (MTD)

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.

1. Proposal and Site

It is proposed to erect a single wind turbine with a hub height of 15m, rotor diameter of 5.6m and max height to tip of 17.8m.

The turbine will be located within the curtilage of the applicant's dwelling and will be approx.40m from the AONB.

2. Key Issue(s)

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

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D3 Landscape Conservation Area

D10 Protection of Natural heritage

Ynys Môn Local Plan

31 Landscape

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

EP 18 Renewable Energy

EN1 Landscape Character

Planning Policy Wales Edition 7 (November 2014)

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

Technical Advice Note 8 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 On shore wind energy January 2013

4. Response to Consultation and Publicity

Local members - No comments

Community Council – object due to location and distance from other properties

Drainage - comments

Environmental Services – No objection/conditions

Environmental Advisor - No objection

MOD. - No objection

Natural Resources Wales No objection

GAPS No objection

AONB Officer: Objection on grounds of the fast moving turbines detracting from the character of the AONB

6 letters have been received points raised include;

How would this benefit the environment and economy as indicated?

This is an elevated site next to the AONB and does not fit in

Will be noise problems

Will harm wildlife

Concerns over harm to the historic interests of the area

May harm tourism

5. Relevant Planning History

24C59E/SCR screening opinion. EIA not required 07/06/11

6. Main Planning Considerations

Principle of development

Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

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

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

“Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.”

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

Landscape and Visual Impact

This has been assessed and it is considered that whilst the Nebo mast is in close proximity the proposal would be harmful to the views from Mynydd Llanelian, furthermore given its small size and type which has a fast rotation its rapid movement would be more apparent in the landscape adding to the extent of visual clutter. This would be harmful to the setting and character of the AONB

Residential Amenity

Whilst this is a small turbine, the nearest residential property is located only 45m away with the next closest being 85m. It is considered that this turbine albeit small in such close proximity to residential dwellings would harm the amenities of those occupiers by way of outlook and dominance.

7. Conclusion

It is considered that the proposal would harm both visual and residential amenities

8. Recommendation

Refuse

(01) The proposal by virtue of its size, type and location would be harmful to the character and appearance of the views from Mynydd Eilian and of the general landscape which is adjacent to the AONB

(02) The proposal by virtue of its location, size and type in such close proximity to residential properties would be prejudicial to the amenities currently enjoyed by the occupiers thereof.

9. Other Relevant Policies

Gwynedd Structure Plan

FF11 (Traffic)

Ynys Mon Local Plan

1 (General Policy)

35 (Nature Conservation)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

EN4 (Biodiversity)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)