



PLANNING COMMITTEE – 4TH SEPTEMBER 2013

SUBJECT: SITE VISIT - CODE NO. 12/0753/FULL - PROVIDE A SINGLE WIND TURBINE (500KW, 50M HUB HEIGHT, 73.5M MAXIMUM TIP OF BLADE HEIGHT) WITH ASSOCIATED ELECTRICAL INFRASTRUCTURE AND CRANE HARDSTANDING, PEN Y FAN GANOL FARM, MANMOEL, BLACKWOOD, NP12 0HY

REPORT BY: INTERIM CHIEF EXECUTIVE

PRESENT:

Councillor D.G. Carter – Chairman

Councillors L Gardiner, N George and K Lloyd

1. Apologies for absence were received from Councillors Mrs. E Aldworth, M Adams, Mrs. A. Blackman, D. Bolter, W David, H Davies and Mrs J. Summers
2. Councillor W. David declared an interest in that relatives of the Applicants Agent are known to him and did not attend the site visit.
3. The Planning Committee deferred consideration of this application on 7th August 2013 for a site visit. Members and Officers met on site on Wednesday 21st August 2013.
4. Details of the application to - provide a single wind turbine (500kw, 50m hub height, 73.5m maximum tip of blade height) with associated electrical infrastructure and crane hard standing, Pen y Fan Ganol Farm, Manmoel, Blackwood, NP12 0HY were noted.
5. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
6. Members were asked to note that the application site is a field parcel to the east of the Manmoel Road, approximately 1.5km to the south east of Manmoel Village and 1km to the north of Pen Y Fan Leisure Park.
7. Members raised concerns in relation to the main highway and nearby field, as they are susceptible to flooding. The increased heavy vehicle traffic associated with erecting and maintaining a turbine could cause damage to the highway. The Senior Engineer Highway and Development Control) pointed out that in the event of planning permission being granted the Developer would be required to produce a highway condition survey and be responsible for the cost of reinstating any damage caused by abnormal use of the highway. The applicant has submitted a Traffic Management Plan along with the application. This outlines the vehicles to be used for transportation of the equipment to and from the site, the number of vehicles used, the route to be taken and the frequency of deliveries etc.

8. In relation to noise pollution, concerns were raised about the noise levels to both nearby residents and tourists/ visitors to the area. Officers confirmed that a noise assessment has been provided along with the application, in accordance with ETSU-R97 For the Assessment and Rating of Wind Turbine Noise, stating the proposed turbine predicted noise levels would be within acceptable levels.
9. Other concerns raised included cumulative visual impact of the development, and the site is popular for bird watching, rambling/ hiking and tourism. Officers confirmed that the current application is for one turbine in this area. Concerns were raised as to the impact on the migrating path for birds. Officers confirmed that CCBC Ecologists, Natural Resources Wales and Gwent Wildlife Trust have been consulted on the application and have no objections.
10. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties, advertisement in the press and a site notice being posted, 35 letters of objection had been received. Details of objections are within the Officer's original report.
11. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
12. A copy of the report submitted to the Planning Committee on 7th August 2013 is attached. Members are now invited to determine the application.

Author: C. Evans, Democratic Services

Consultees: T. Stephens, Development Control Manager
J. Rogers, Principal Solicitor
M. Noakes, Senior Engineer (Highway Development Control)
C. Davies, Senior Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 7th August 2013