



## PLANNING COMMITTEE – 13TH JANUARY 2016

**SUBJECT: SITE VISIT - CODE NO. 13/0824/FULL – LAND AT PEN-Y-FAN  
INDUSTRIAL ESTATE, PEN-Y-FAN, NEWPORT**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151  
OFFICER**

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PRESENT:

Councillor D.G. Carter – Chair

Councillors M. Adams, K. Lloyd, D. Rees

1. Apologies for absence were received from Councillors J. Bevan, D. Bolter, W.H. David (Vice-Chair), Ms J. Gale, L. Gardiner, R.W. Gough, A.G. Higgs, A. Lewis and Mrs J. Summers.
2. The Planning Committee deferred consideration of this application on 9th December 2015 for a site visit. Members and Officers met on site on Monday, 21st December 2015.
3. Details of the application to erect a single 1.5MW wind turbine, access track and associated transformer enclosure on land at Pen-y-fan Industrial Estate, Pen-y-fan, Newport, were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the location of the proposed wind turbine in that it is in close proximity to the two existing turbines located on the site. Concerns had been raised in respect of a cumulative impact on the landscape but Officers explained that landscape and visual impact assessments had determined that the proposed turbine would be viewed in the immediate context of these existing turbines and would therefore not have a significant impact on the landscape character of the wider area.
6. Members raised concerns in respect of the proposed development's proximity to a country park and the effect on local tourism. Discussion took place in respect of whether there was sufficient highway access to allow for delivery and installation of the new turbine, and Officers outlined the strategic process by which the two existing turbines had been delivered to the near-by site.
7. Discussion took place on the community benefits of the proposed development, together with the impact it would have on a neighbouring factory, and Members were advised that although these were not material planning considerations, any impact would be minimal in nature.
8. Officers confirmed that following advertisement to neighbouring properties and a site notice being posted, 5 letters of objection had been received. Details of the objections are contained within the Officer's original report.
9. 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.

10. A copy of the report submitted to the Planning Committee on 9th December 2015 is attached. Members are now invited to determine the application.

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Consultees:	P. den Brinker	Planning Team Leader
	C. Campbell	Transportation Engineering Manager
	G. Mumford	Senior Environment Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 9th December 2015