

PLANNING SERVICES COMMITTEE - 25 November 2004 Item R4 Referred Item

TITLE : 04/00826/FUL
THE ERECTION OF A 9.0 METRE (TO HEAD MOUNT) WIND
TURBINE WITH 5.5 METRE DIAMETER BLADES FOR THE
CONVERSION OF DOMESTIC HEATING FROM GAS TO
WIND ENERGY ASSOCIATED WITH THE PROPERTY
KNOWN AS SHERBOURNE
SHERBOURNE EASTCHEAP RAYLEIGH

APPLICANT: D NISBET

ZONING: RESIDENTIAL

PARISH: RAYLEIGH TOWN COUNCIL

WARD: DOWNHALL AND RAWRETH

In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 752 requiring notification of referrals to the Head of Planning Services by 1.00 pm on Tuesday, 16 November 2004, with any applications being referred to this meeting of the Committee. The item was referred by Cllr C I Black.

The item that was referred is appended as it appeared in the Weekly List, together with a plan.

- 4.1 **Rayleigh Town Council** - expresses concerns at the possible effect of noise to neighbouring properties and setting a precedent of installing wind turbines within the area.

NOTES

- 4.2 This application is to a site on the western end of Eastcheap and west of more recent housing development fronting Downhall Park Way.
- 4.3 The site is located within the Sweyne Park Public Open Space between the footpath and bridleway that circuits the park and the residential frontage of Downhall Park Way. The dwelling is allocated for residential use.

- 4.4 The proposal is to construct a wind turbine to provide energy to the domestic dwelling on the site. The turbine would comprise a galvanised steel grey finished tubular mast, 9 metres high from ground level to the centre of the turbine at the mast top. The turbine would have three blades centred on a span of 5.5 metres diameter. The overall height including blades would therefore be 11.75 metres from ground level. The proposal would be located at the south eastern corner of the front curtilage of the residential property 30 metres from the Downhall Park carriageway.
- 4.5 Policy UT3 - Renewable Energy contained within the Council's Second Deposit Draft Rochford District Replacement Local Plan is subject to challenge in the Local Plan review process, but in the absence of any other local criteria, offers an approach to the assessment of the proposal. This policy states that minor renewable energy schemes will be encouraged, provided such proposals would not adversely affect:
1. the special character of the coastal protection belt, special landscape areas, areas of ancient landscape or sites of nature conservation interest (including avian flyways) or heritage conservation interests; and
 2. the amenity of nearby dwellings or residential areas.
- 4.6 The site is not located within an area to which criteria (1) applies. The assessment therefore concerns the effects upon residential amenity.
- 4.7 The details submitted by the applicants state that maximum noise levels will be 65 dBA, which is low and considered acceptable by the Council's Head of Housing, Health & Community Care. Background noise levels at the two sites investigated were louder than those from the turbine when more than 25 metres away. No neighbouring building in this proposal falls within this distance. The applicant advises that the electricity generated in the turbine would be cabled inside the column and underground into the domestic residence. It is therefore considered that no significant noise from the proposal will cause loss of amenity to nearby residents.
- 4.8 The area around the base of the turbine is subject to boundary planting with trees and hedging, ranging in height from 2m to 10 metres. The species also vary. From most views at least the top half of the column and turbine and blades would be visible. As a single turbine, the visual impact upon the park and wider surroundings would be negligible against the backdrop of surrounding development.
- 4.9 The turbine will have greater impact upon the outlook for residential dwellings fronting Downhall Park Way and close to the site. Notwithstanding the closer proximity of the proposal to these dwellings, the turbine would be located 27 metres from the nearest dwelling and, as a single feature, would have an effect on the appearance of the views of Sweyne Park, but not sufficiently adverse to the extent that planning permission should be refused for this reason.
- 4.10 **Essex County Council Highways** - consider the application de minimis.

- 4.11 **English Nature** - advise that the proposals are not likely to affect an SSSI. Advise the presence of protected species is a material consideration. If protected species are suspected, or present, the applicant should provide an ecological survey to establish the presence of the species concerned and consider the impact of the proposal upon the species.
- 4.12 **Woodlands & Environmental Specialist** - no concerns with regard to ecological matters.
- 4.13 **Environment Agency** - No comments to make.
- 4.14 **Council Engineers** - No objections or observations.
- 4.15 **Head of Housing, Health & Community Care** - no adverse comments to make, subject to the inclusion of Standard Informative SII6 (Control of Nuisances) being attached to any consent granted.
- 4.16 Further advice that the estimate based upon a worst case scenario of 65 dBA being generated at the blades gives a positive indication that complaints are unlikely at the boundary of the nearest noise sensitive receptor.
- 4.17 One letter has been received, which makes the following comments in support of the application:
- Although not in close proximity to the property, feel the Council should encourage applications of this type, encouraging clean energy.
 - The noise generated by these turbines is minimal.
- 4.18 Twenty two letters have been received, which make the following comments and objections, summarised below:-
- 4.19 **Impact on views**
- Will adversely affect the existing view of trees and woodland and park.
 - The proposed turbine will be taller than surrounding trees and vegetation.
 - Adverse appearance of the turbine in the middle of a conservation area.
 - Not in keeping with environmental park or residential area
 - Would blight the view of many residents.
- 4.20 **Noise**
- Noise from the turbine will be the same sort of output as a domestic washing machine, affecting the existing peaceful environment.
 - Noise will deter wildlife from settling in the area.
 - Will spoil the enjoyment of nearby gardens.
- 4.21 **Other**
- Will seek compensation for loss of property value.

- Interesting and laudable application and would like to support it. However, common sense dictates that a communal solution be found. Object to this single application and frustrated that the Local Council has less imagination than its residents.
- Site is Green Belt conservation park where development should not be allowed.
- Wind turbine would be dangerous to the bird population in Sweyne Park.
- Rotor blades will have an adverse effect upon TV reception and radio.
- Will affect sleep patterns and cause sleep deprivation. Experts say these turbines should be located 300 metres from buildings.
- When the sun is behind the rotating blades, a strobe effect will be created, causing dizziness, headaches and disorientation, which has been known to trigger seizures and migraines.

APPROVE

- 1 SC4 Time Limits Full - Standard
- 2 Prior to the wind turbine coming into operational use, details including noise assessment, shall be submitted to and agreed in writing by the Local Planning Authority of any associated transformer, other equipment or housing (save for any to be installed within the dwelling on the application site) to be used in association with the wind turbine hereby approved.

Relevant Development Plan Policies and Proposals:

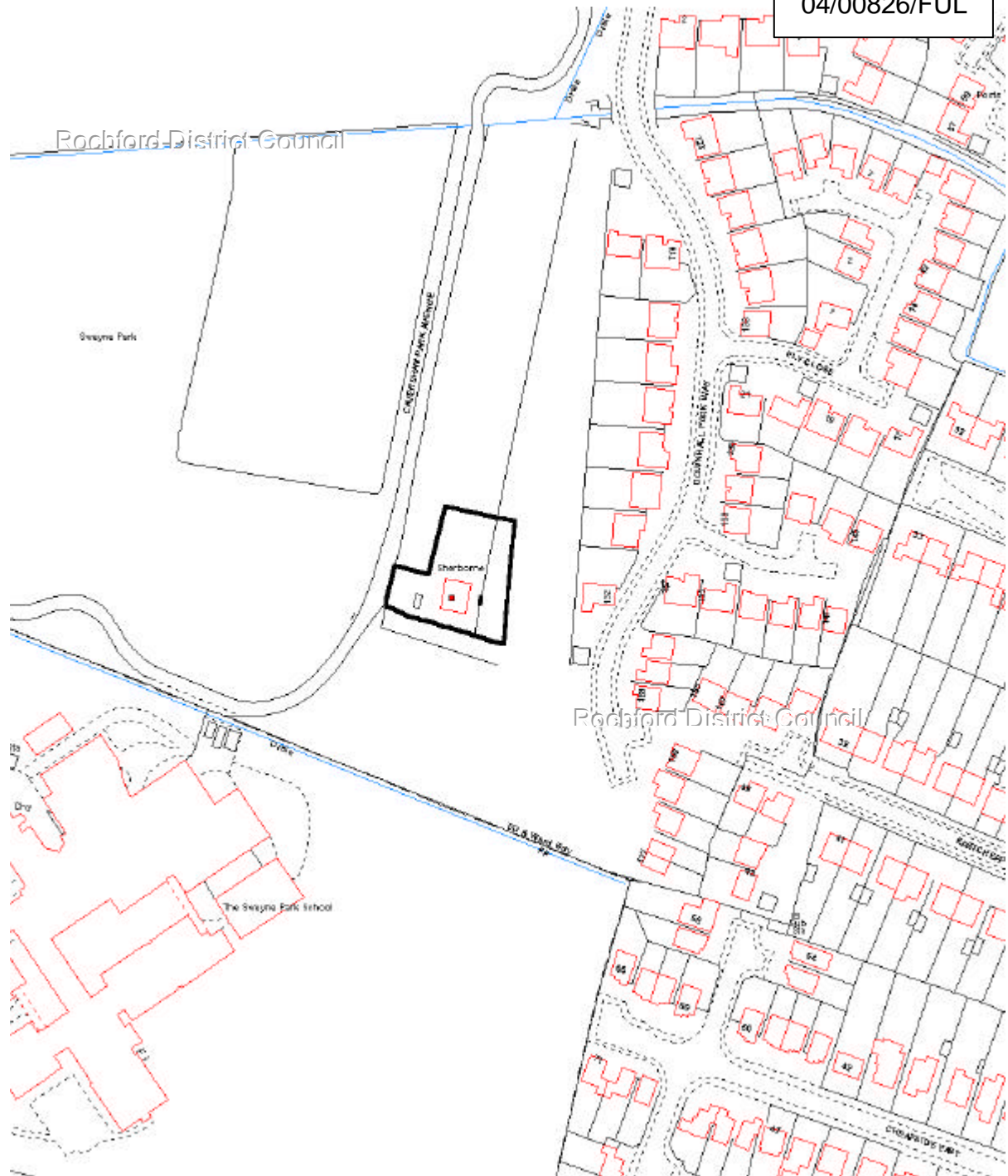
UT3, of the Rochford District Council Local Plan First Review



Shaun Scrutton
Head of Planning Services

The local Ward Member(s) for the above application are Cllr C I Black and Cllr R A Oatham

For further information please contact Mike Stranks on (01702) 546366.



Rochford District Council

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