

P/2013/0848 Update to Committee

Further representations

Further representations have been received from the following objecting to amended plans for the same reasons as previously stated:

Mr & Mrs Nuttall, Pant Y Gelynen, Cefn Coch;
M & L Oliver, 6 Brynllugan, Cefn Coch;
D Williams, Highland Glen, Forden;
S Oliver-Williams, Highland Glen, Forden;

A further response also received from A Vivers, Arniefoul, Glamis, Angus, Forfar continuing to object to the application, the points of which are summarised as follows:

- The impact of wind, noise, vibration, and pressure changes on human health causing insomnia, headaches, dizziness and tinnitus, and also impact on pets and wildlife;
- Decrease in property values;
- Living 5km downwind of Ark Hill Wind Factory in Angus (8 x 81 metre high turbines) the above symptoms are very real;
- Wind industry is probably aware of these harmful effects which is why few turbines are erected close to centres of population;
- Affects of the Governments green policies on bills, industrial competitiveness, energy intensive businesses leaving the country and job losses, affect on households and pensioners and fuel poverty;
- Reference to news reports and research on these matters.

Corrections to Committee report as follows:

Page 14 – under heading Development Description, first sentence should read ...**near the village of Cefn Coch**. Also, second paragraph, second sentence should read ...blade diameter of 19.2 metres.

Page 23 first paragraph under shadow flicker impact – to clarify second sentence should read – shadow flicker effects only occur **within a distance of 10 x the blade diameter of a turbine**. Also, second paragraph, third sentence should read ...**(more than 192 metres away)**. Under heading impact on highway safety, second paragraph, final sentence should read ...**the necessary improvements recommended by the Highway Authority can be achieved and conditioned**.

PLANNING, TAXI LICENSING AND RIGHTS OF WAY COMMITTEE

APPLICANTS FURTHER (Rebuttal) STATEMENT IN SUPPORT OF PLANNING APPLICATION REFERENCE P/2013/0848

DESCRIPTION OF DEVELOPMENT:

Installation of a single wind turbine with blade tip height of 46.3 metres and hub height of 36.7 metres, erection of a control box and all associated works at Land to the west of Nant Wyllt (land at Ail Y Bryn), Cefn Coch, Welshpool, SY21 0AY (E:302217 ; N:302585).

INTRODUCTION

This statement is submitted in response further to our consideration of the report which has been prepared by the planning case officer, and which has been issued to members in advance of the consideration of the application at the forthcoming Planning, Taxi Licensing and Rights of Way Committee to be convened this coming Thursday.

On reading the report, we felt strongly that we had to respond in order that relevant material information and issues which are not covered within the officer's report are drawn to the attention of each respective member of the above committee who will consider the determination of the application this forthcoming Thursday.

We do not feel that the report provides an objective overview of the information submitted within the application nor full reference to and consideration of all relevant planning policies and material planning considerations as should be the case.

In order that we can be assured that any decision making process on the councils part is a transparent and fair process, which is adequately informed, we would appreciate if you would take the time to take into consideration the following submission in advance of the scheduled committee meeting.

THE EXISTING BUSINESS

The agricultural business consists of a sheep enterprise, grazing land at both Ail Y Bryn and the land to the west of Nant Wyllt. The business consists of 3 partners, namely Mr & Mrs Isaac and their son, Mr Steven Isaac. Over the years, the farm has diversified. Using his agricultural engineering experience, Mr Isaac (senior) has developed a successful and popular local agricultural engineering business at Cefn Coch, which involves repairs / servicing / MOT's to the locality, this business employs 2 men. Mrs Isaac has developed a popular local embroidery service, serving the local area. The son, Steven, has diversified into agricultural contracting.

This planning application is submitted to support the diversification of the agricultural business, which directly includes the livestock enterprise, the agricultural engineering service and the embroidery service of the family farming business. The diversification of farming activities is through the creation of an alternative income flow. The family

(applicant) is seeking options to diversify the income stream of the farming business (s) in support of its long term objectives of sustainability and progression.

The proposed wind turbine at Land to the west of Nant Wyllt would lead to an annual generation of 167,780 KWh. Electricity is utilised on the farm for both the agricultural operations of the livestock enterprise and the agricultural engineering works, and to a limited degree for the embroidery enterprise. The generation of electricity will reduce energy costs, and the surplus electricity will be exported to the local grid creating an income stream to the business.

RESPONSE TO PLANNING OFFICERS REPORT

We have noted the contents of the report written by the planning case officer for your consideration as the decision makers.

The application has been recommended for refusal due to two reasons, being:

1. Unacceptable adverse impact on the landscape character.
2. Insufficient / inaccurate information submitted to fully assess the potential cumulative landscape and visual impact of the proposal.

We submit the following in support of our planning application:

LANDSCAPE CHARACTER

The officer has sought to use LANDMAP which is a tool to aid landscape characterisation as a means of justifying refusal. However, we feel that no evidence of a proper assessment of 'Landscape Impact' has been presented in the officer's report. The fact that the site is characterised by LANDMAP as being within where it is considered the historic interest is outstanding does not prove any case which supports a refusal of a planning application. The officer's report does not provide a qualitative analysis in terms of quantifying the degree of harm to the landscape and is the own opinion of the officer.

May we refer you to three recent applications that have been presented to this same committee:-

P/2013/0271 – Single Wind Turbine at Parc Issaf, Llanrhaedr Ym Mochnant – 34.2m to the blade and a hub height of 24.6m. This was recommended for refusal by the case planning due to unacceptable adverse impacts on both landscape and visual, but the decision of the committee was approval (August 2013)

P/2013/0160 – Single Wind Turbine at Cloddiau, Kerry– 34.5m to the blade and a hub height of 24.8m. This was recommended for refusal by the case planning due to unacceptable adverse impacts on both landscape and visual, but the decision of the committee was approval (June 2013)

P/2012/0469 - Single Wind Turbine at Morfodion, Llanidloes – 46.3m to the blade and a hub height of 36.7m. This was recommended for refusal by the case planning due to

unacceptable adverse impacts on both landscape and visual. This was initially presented to the committee who decided to have a site meeting. In January 2013 a site meeting was carried out and on the same day the committee decided to move with the officer's recommendation for refusal and refuse the application. The applicant appealed on this decision, and in December 2013 the appeal was allowed (APP/T6850/A/13/2197989), with the inspector concluded that the proposed turbine would not unduly affect the character of the landscape and would not harm the visual amenity of the area. The inspector also concluded that the energy produced would not only provide an additional income stream for the business but would enable diversification into other areas which would in turn generate extra income and help ensure the continued viability of the farm enterprises.

POTENTIAL CUMULATIVE LANDSCAPE AND VISUAL IMPACT OF THE PROPOSAL

TAN 8 identifies that the landscape value of an area is an important criterion in judging suitability for wind turbines and also sets out the Strategic Search Areas.

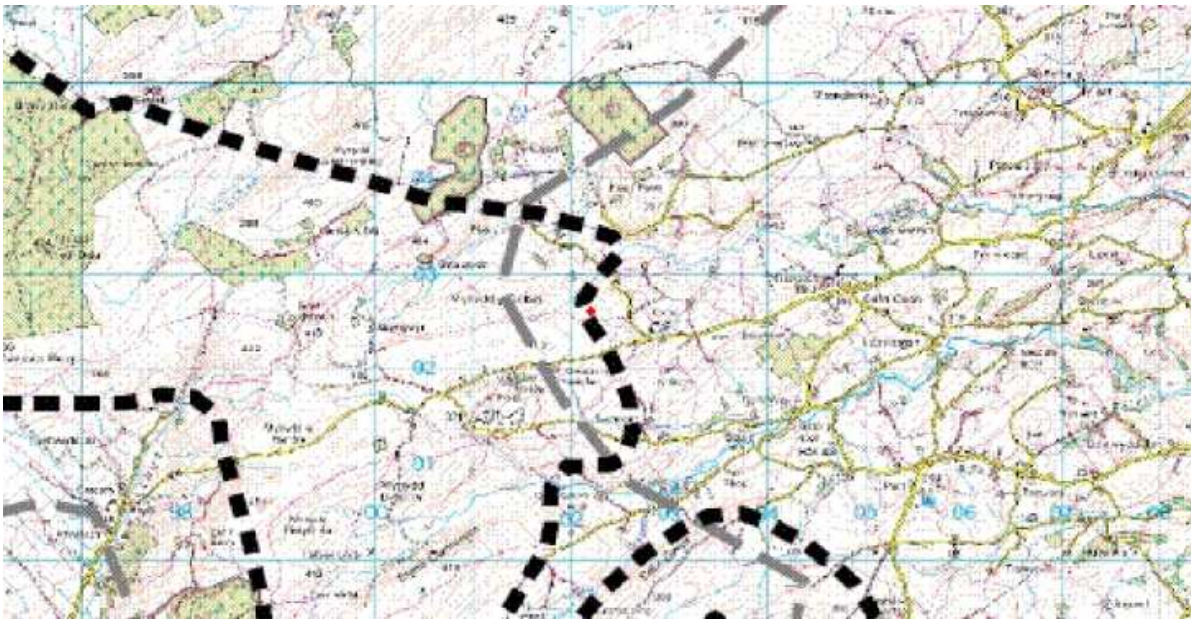
The darker dotted line on the map below shows the refined boundary of the Carno North SSA Band the grey dotted line shows the initial boundary line of the Carno North SSA B. The red dot indicates the location of the proposed turbine. This clearly indicates that the turbine is not outside of the refined SSA B boundary, but instead lies just within the boundary.

Under TAN 8, Para 2.4 and 5.4

2.4 - It is a matter for local planning authorities to undertake local refinement within each of the SSAs in order to guide and optimise development within each of the areas. If there is robust evidence that land outside (but close to) the SSA is suitably unconstrained local planning authorities might wish to consider the possibility of development of wind farms in these areas as well.

5.4 - The SSAs for onshore wind as identified on Maps 1-8 are of key importance to the achievement of energy policy targets; they must be referred to in local development plans and, if refined, incorporated into local development plan proposal maps

Therefore in 2006, the Welsh Assembly government employed the global company known as ARUP to consider the potential for extending the original boundary of the SSA B, as this new refined boundary was the conclusion of their report.



ARUP considered all aspect when deciding on this new refined boundary, especially to include landscape and noise cumulative assessments as well as the other main issues (ecology etc.)

We therefore believe that this professional company, employed by the Welsh Assembly Government, are more than qualified to decide on cumulative landscape issues. By being located just within the refined boundary of the SSA B (whether adopted by Powys County Council or not) would indicate that this proposed turbine would not create a cumulative landscape and visual impact problem in the area.

Within the Planning, Taxi licensing and Rights of Way Committee Report (December 2013) for the proposed erection of a replacement turbine with a hub height of 30m at Sychtyn, Llanerfyl (P2013/0603), due to the site being located within the SSA B, such location *“weighs heavily in favour of the proposal and given the national context, it would be difficult to withhold such a proposal on landscape grounds”*.

The aforementioned planning application committee report also states that the site was within a LANDMAP area identified as being of high landscape and visual sensitivity. However, as it is also within the SSA then *“landscape change is a consequence of considerable larger wind turbines at higher elevations and is within planning policy. It is material in assessing the landscape impact, and indicates that there is a presumption in favour of wind developments.”*

We see no reason why this same methodology should not be used to assess the proposed turbine at Land Near Nant Wyllt. Please note that this proposed wind turbine is much smaller than the large turbines on the wind farms.

It is also worth mentioning that the consultants for National Grid have commented on this wind turbine during the consultations, and have stated that the proposed major pylon route is located only 1.1km away and the preferred substation is only 2,2km away (no objection).

We would also like to note that there are no objections from all the formal consultees that have responded, and that the local community council of Dwyriw have supported the application, contrary to the officers report which says 'no objection'. Also, of the 70 letters of objection, 21 letters have been received from people who live outside Wales.

CONCLUSION

We sincerely hope that the points we have made above will be considered by the committee. The application is very important to the family business.

S P ISAAC