

Application Ref: NP/12/0299

Application Type	Full
Grid Ref:	SS07819998
Applicant	Mr P Mathias
Agent	Mr D Morris, Newlandowner Ltd
Proposal	Erection of 1 x 5kw, 17.75m wind turbine
Site Location	Shipping Hill Farm, The Ridgeway, Manorbier, Tenby, Pembrokeshire, SA70 8LE
Case Officer	Richard James

Summary

This is a full application for a "Small Scale" 5kw Evance R9000 wind turbine, to provide a renewable energy source for Shipping Hill Farm, located along the Ridgeway in the Manorbier Community Council area. This application has been brought to Committee as the view of Manorbier Community Council conflicts with your officer's view. Penally Community Council (the neighbouring community council to the proposal) also objects to the proposal. The proposed wind turbine is not considered to cause any significant detrimental impact upon the special landscape character of the National Park, both in isolation and when taking into account the nearby proposals of Thornhill and Norchard Farm (NP/12/0296 and NP/12/0346 respectfully and which are also on this agenda). The proposal raises no other planning concerns, subject to the placing of appropriate conditions to any approval given. As such the application is considered to comply with the relevant policies of the LDP and is therefore recommended for approval.

Consultee Response

Countryside Council for Wales: No objection

Dyfed Archaeological Trust: Conditional Consent

Ecologist - Pembrokeshire County Council: No objection

Environment Agency Wales: Conditional Consent

MOD: No objection

Manorbier Community Council: Objecting - The Council feels that wind turbines should be capped at 15m in height, including blade tip. The council would approve the application if this was the case.

NATS: No objection

PCC - Head of Public Protection: Conditional Consent

PCC - Transportation & Environment: No objection

Penally Community Council: Objecting - the turbine would be visible from the Ridgeway and Coastal Path and there is a possibility of noise pollution

Public Response

None received

Policies considered

Please note that these policies can be viewed on the Policies page
Pembrokeshire Coast National Park website -
<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 13 - Historic Landscapes Parks and Gardens
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 33 - Renewable Energy
LDP Policy 53 - Impacts on traffic
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW4 Chapter 06 - Conserving the Historic Environment
PPW4 Chapter 12 - Infrastructure and Services
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape Character Assessment Study, June 2009
SPG13 - Archaeology
SPG14 - Renewable Energy

Officer's Appraisal

Background

Shipping Hill Farm is an agricultural holding, located in open countryside along the Ridgeway, approximately 1.5km North East of Jameston. The siting of the proposed turbine is located within an agricultural field to the East of the main complex, which is accessed from the farm via field gateways and from the Ridgeway road which runs adjacent to the Northern boundary of the field. Norchard Lane runs adjacent to the Eastern field boundary. The field slopes down to the South, into the Ridgeway valley which runs from East to West.

The site is located within Landscape Character Area (LCA) 4 – Manorbier/Freshwater East, as defined in the Authority's Landscape Character Assessment SPG. It is also within a designated Historic Landscape. This area comprises rolling landscape along the valley, with high level, well established hedgerow along the highways and field boundaries. Pockets of trees and small woodlands also exist throughout the landscape context; a small woodland to the South of the site is protected by a TPO. Sporadic agricultural holdings and dwellings are visible from the site location, coastal views to the South East, towards Caldey Island are also available. The historic strip-field system in this area represents surviving elements of past agricultural management. The nearest neighbouring property is located along the Ridgeway road, approximately 180m to the North West. No other properties immediately neighbour the site.

History

There is no relevant planning history on the site.

Constraints

Historic Landscape – impact to be assessed below.

Tree Preservation Order – TPO 12 – impact to be assessed below.

Current Proposal

This is a full application for a 5kw Evance R9000 wind turbine, measuring 15m to the hub and 17.75m to the blade tip, with a blade diameter of 5.5m. From the field, the cable route will run through an existing gateway to the West and down through another agricultural field, eventually connecting back to the farm dwelling to the South West. The proposal will provide a renewable energy supply in connection with the running of the farm.

Key Issues

The application raises the following planning matters:-

- The planning policy context and the principle of development;
- The visual impact upon the existing landscape character of the area and integrity of the Historic Landscape;
- The impact upon amenity and public safety;
- The impact upon existing levels of biodiversity and the physical environment;
- The impact upon the archaeological interest of the site;
- The impact upon the integrity of surrounding trees and hedgerow;
- The impact upon highway safety;
- The impact upon air traffic.

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The planning policy context and the principle of development

National guidance in relation to renewable energy is set out in PPW4 and TAN 8 and advises that renewable energy projects should generally be supported so long as the designated areas such as National Parks are not compromised. National guidance, together with the main policies of the LDP (1, 8, 15 and 29) seeks to balance this support with the need to conserve and enhance the special landscape character and natural beauty of the National Park.

LDP Policy 33 states that, amongst other things, small scale proposals will be considered favourably subject to there being no over-riding environmental and amenity considerations.

Having regard to the thresholds set out in the Authority's SPG on Renewable Energy, the size and output of the proposed turbine is considered as a "Small Scale" turbine. The Landscape Character Assessment SPG identifies this area (LCA 4 – Manorbier/Freshwater East) as having a "Moderate" sensitivity to small scale turbines. It accepts that the principle of erecting small scale wind turbines in this area is acceptable, subject to the careful consideration of any application put forward with regard to the above key issues.

The visual impact upon the existing landscape character of the area and integrity of the Historic Landscape

This application represents the second of three neighbouring applications for the erection of the Evance R9000 turbine to be presented to the September Committee. Due to the close proximity of the three applications, the Landscape Visual Impact Assessment (LVIA) for all three applications was conducted on the same day. This enabled the assessment of potential cumulative impact to be carried out more effectively. The LVIA comprised a desk based study to map the Zone of Theoretical Visibility (ZTV), the erection of a cherry picker on the site location and your officer visiting selected viewpoints within the surrounding landscape area (informed by the ZTV) to assess visual impact against the criteria of LDP Policy and Renewable Energy SPG.

With specific regard to this application, the LVIA found that, as with the other two applications, the proposed turbine will be screened from many views surrounding the site, as a result of the topography and mature trees and hedgerow which dominate this landscape area, this includes views from the coastal path. The turbine will be visible for a short period whilst travelling down the hill along the Ridgeway, towards the site from East to West, although this will not be a prolonged view as hedgerow quickly obscures the turbine. The neighbouring property here will have the opportunity of a clear view of the turbine, although is located some 180m away and will be screened by a large tree within the curtilage of the property from many viewpoints, including windows which look out over the vista to the South.

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A gateway to the North of Shipping Hill Farm provides an opportunity to view all three application proposals, with the coast and valley to the South West within the same panoramic view. However, from this location, the proposed turbine is located to the left of the main coastal view, against the backdrop of rising land, trees and hedgerow to the West. Glimpses of the turbine, in addition to the applications at Norchard Farm and Thornhill, will be visible from gateways to the South East. The gateways lead to privately owned fields, the only opportunity to view all three turbines is from within one of the fields, where public access is available. The proposed turbine under this application, from these viewpoints will rise above the skyline, but will remain within context of the surrounding trees in terms of height. At these distances (approximately 1.7km to the nearest viewpoint), the turbine will not be visually overbearing, again benefiting from the slight design and relatively small blade diameter.

As a result of the above considerations, the proposed turbine is considered acceptable in terms of its visual impact upon the existing landscape character of the area and integrity of the Historic Landscape.

The impact upon amenity and public safety

The proposal is not considered to cause any other harm to the existing amenity levels of the area or neighbouring properties. The application is accompanied by details of expected noise output; the Environmental Health department of Pembrokeshire County Council has been consulted and raises no objections, recommending conditions to control noise to an acceptable level. The turbine will be located a sufficient distance away from the neighbouring property to the North West, not to have any shadow flicker impact, also benefiting from the large tree which provides further screening. The proposed turbine will exist on private land with no public access available, it is not therefore considered to cause any risk to public safety.

The impact upon existing levels of biodiversity and the physical environment

An ecological walkover survey has been submitted with the application, which concludes that although within proximity areas of high ecological value, including the oak and wet woodlands to the South and the pond in the field to the West, the proposed turbine would not represent a significant risk to habitats or species in the area, provided recommendations are followed. These include, amongst others, conducting the works outside of the bird breeding season (April-June), maintaining a construction free zone around the woodland and pond and protection measures for hedgerow. The Authority's Planning Ecologist and CCW have raised no objections, provided these mitigation measures are carried out. This can be controlled via a planning condition should approval be given. The proposal is therefore considered acceptable on these grounds.

The Environment Agency, whilst raising no objections, has highlighted that wind turbine developments cause the greatest threat to the environment

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during their construction. The site is located within a Source Protection Zone 1, designated to protect high quality potable groundwater supplies. A condition requiring the submission of a Method Statement detailing all necessary pollution prevention measures during the construction phase of the development has been recommended, to prevent contaminated water entering existing watercourses. This condition can be placed, should approval be given.

The impact upon the archaeological interest of the site

The application site lies within the Registered Historic Landscape of Manorbier and within a short distance of several sites of historical and archaeological interest, such as post medieval lime kilns. Dyfed Archaeological Trust has been consulted and initially recommended that an Historic Environment Appraisal be carried out, in order for it to provide a definitive view. This was duly conducted and found that there is some potential for buried archaeological deposits, within the footprint of the proposed development. The Trust was re-consulted and has raised no objections. However, based on the findings of this appraisal, the Trust has recommended that a suitably qualified archaeologist is present for any ground works to enable a watching brief to be conducted. This can be required by a planning condition should approval be given.

The impact upon the integrity of surrounding trees and hedgerow

The proposed turbine exists to the North East of woodland protected by a TPO. The cable route will run around this woodland to the farm dwelling to the South West. Although the turbine and cable route is considered to be a sufficient distance from this woodland, surrounding trees and hedgerow, and whilst utilising existing access points for vehicles, it is considered that, to ensure the protection of surrounding trees and hedgerow, and to remain consistent with the advice of the Ecological Appraisal, a method statement for potential hedgerow breach of the cable when connecting to the dwelling and details of protection measures, including exclusion fencing requires clarification. This can be both clarified and agreed and implemented by an appropriately worded condition, should approval be given.

The impact upon highway safety

As mentioned above the proposal utilises the existing access points and also proposes no new tracks. The Highways Authority has been consulted and has raised no objections or concerns, including during the construction phase of the development, where large/heavy vehicles will be attracted to the site. Once constructed, the proposal will attract little vehicular movements, only those for annual maintenance. The proposal is considered acceptable on these grounds.

The impact upon air traffic

Wind turbines of a certain scale can cause disruption and physical obstruction to air traffic movements and radar installations. Both the Defence Infrastructure Organisation of the MOD and National Air Traffic Services have been consulted. No objections have been raised. The MOD have requested that they be notified of the date construction starts and ends, the height of construction equipment and the latitude and longitude of the turbine for their flying charts, this can be controlled via a planning condition should approval be given. The proposal is considered acceptable on air traffic grounds.

Conclusion

The proposed wind turbine is not considered to cause any significant detrimental impact upon the special landscape character of the National Park, both in isolation and when taking into account the nearby proposals of Thornhill and Norchard Farm (NP/12/0296 and NP/12/0346 respectfully). The proposal raises no other planning concerns, subject to the placing of appropriate conditions to any approval given. As such the application is considered to comply with the relevant policies of the LDP and is therefore recommended for approval.

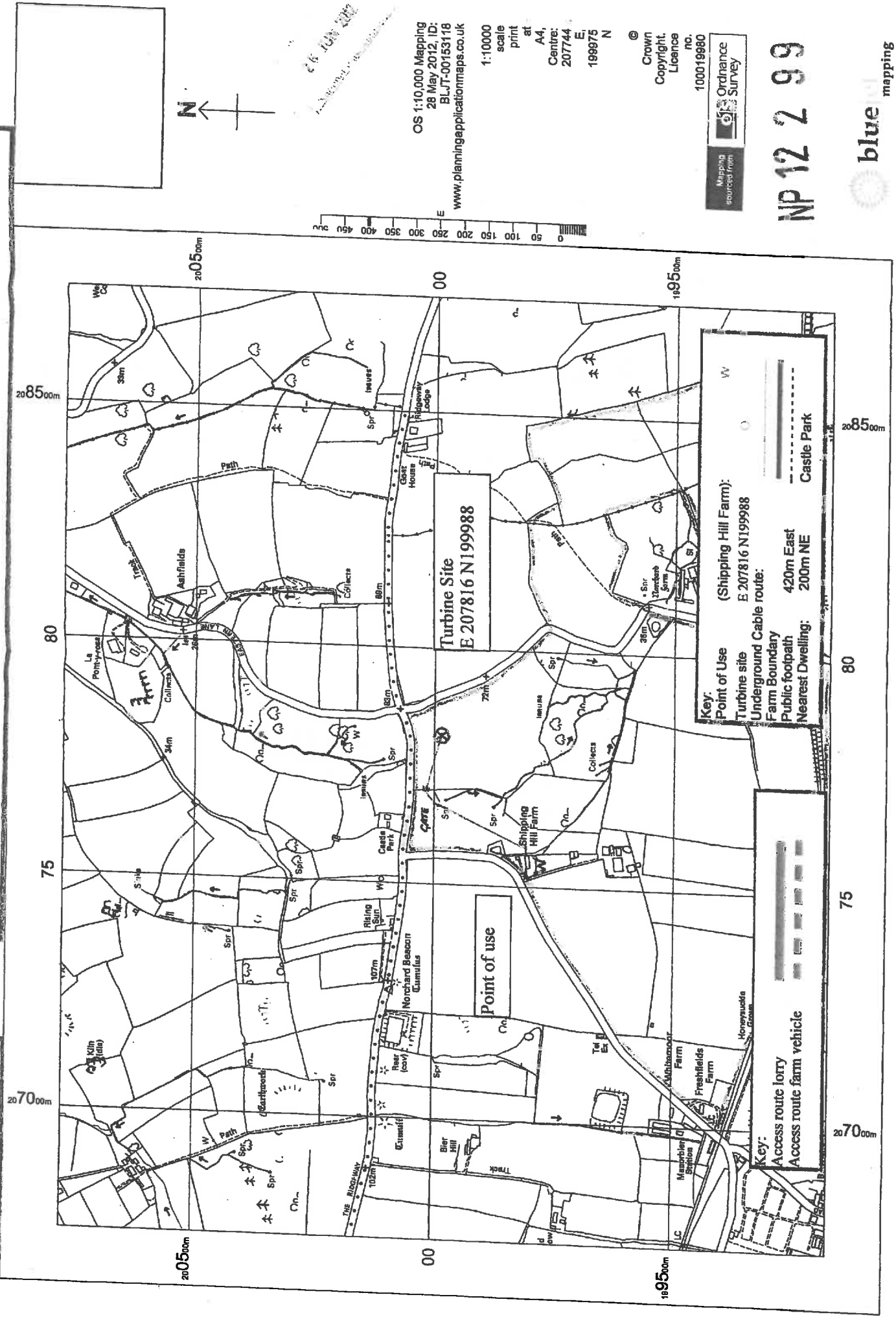
Recommendation

Approve.

Conditions

Standard conditions relating to time, accordance with plans and submitted information, the removal of the turbine from the site should the turbine fail to produce energy in a running 12 month period, the control of noise levels, the agreement of a method statement for pollution prevention measures, hedgerow breach and tree protection, an archaeologist to be on site for ground works, and the submission of MOD required details.

LOCATION PLAN Shipping Hill, Manorbie, Tenby SA70 8LE One Small 5kW Wind Turbine



OS 1:10,000 Mapping
 28 May 2012, ID:
 BLJT-00153118
 www.planningapplicationmaps.co.uk

1:10000
 scale
 print
 at
 A4,
 Centre:
 207744 E
 199975 N

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 no.
 100019980



NP 12 2 99



Key:

- Point of Use
- Turbine site E 207816 N199988
- Underground Cable route.
- Farm Boundary
- Public footpath
- Nearest Dwelling: 420m East 200m NE
- Castle Park

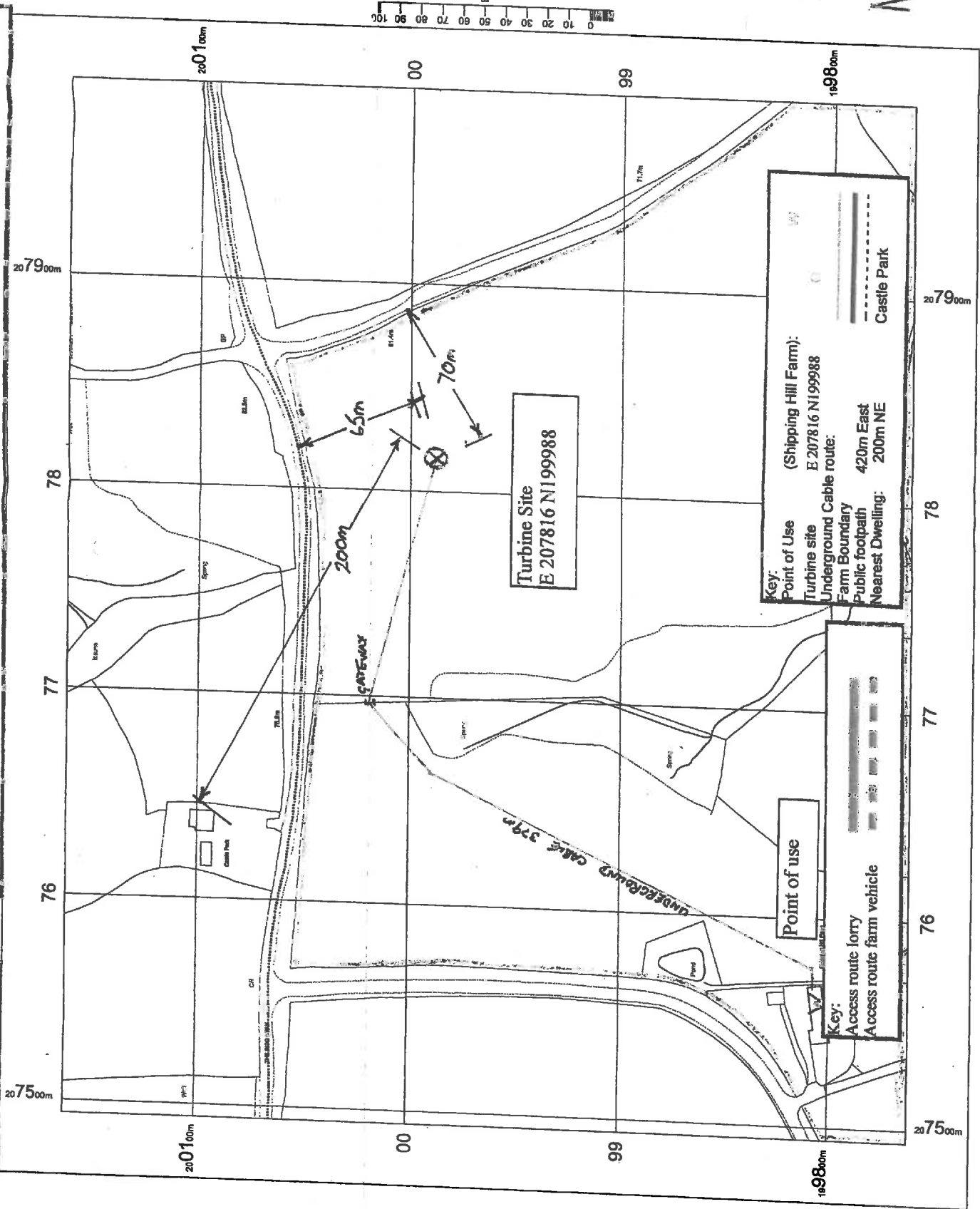
Key:

- Access route lorry
- Access route farm vehicle

6/6 JUN 2012
 Planning Application

BLOCK PLAN

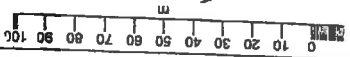
Shipping Hill, Manorhier, Tenby SA70 8LE One Small 5kW Wind Turbine



Turbine Site
E 207816 N199988

Key:
Point of Use
Turbine site
Underground Cable route:
Farm Boundary
Public footpath
Nearest Dwelling:
(Shipping Hill Farm):
E 207816 N199988
420m East
200m NE
Castle Park

Key:
Access route lorry
Access route farm vehicle
Point of use



OS Mastermap
28 May 2012, ID:
BLJT-00153117
www.planningapplicationmaps.co.uk
1:2500
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at
A4,
Centre:
207744
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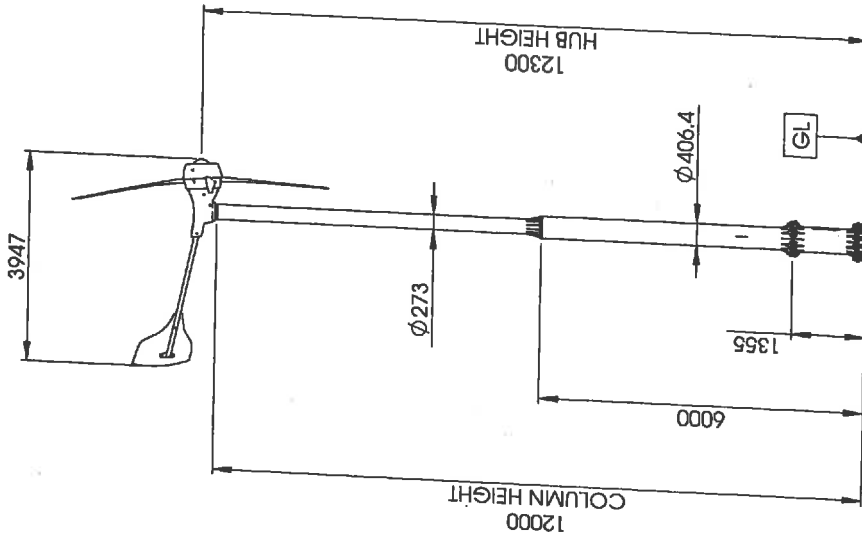


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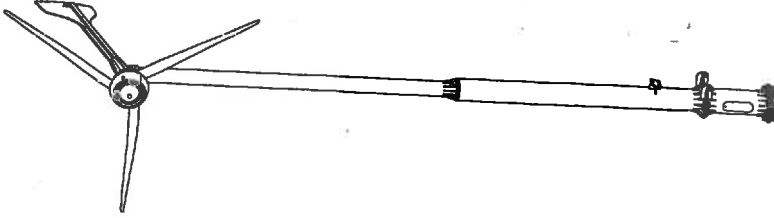
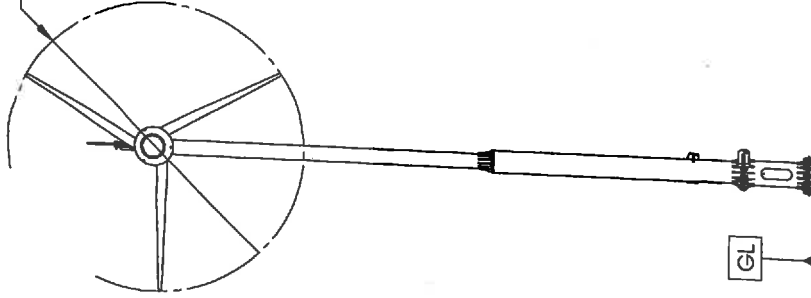


28 MAY 2012

NOTE. TOWER FINISH - GALVANIZED STEEL



Ø 5500
ROTOR DIAMETER



ISOMETRIC VIEW

19 JUN 2012

NP 12 2 99

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<p>INITIAL RELEASE FOR PLANNING SUBMISSION. AMENDMENTS</p>		<p>07/07/2011 DATE</p>		<p>GT DRN</p>		<p>12M HUTCH' RAM TOWER OUTLINE</p>																																		
<p>REVISIONS</p>		<p>DEV 01</p>		<p>ISSUE 01</p>		<p>1/1</p>																																		
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evancewind

12M HUTCH' RAM TOWER OUTLINE

ISSUE 01

1/1

0140-AD-00626

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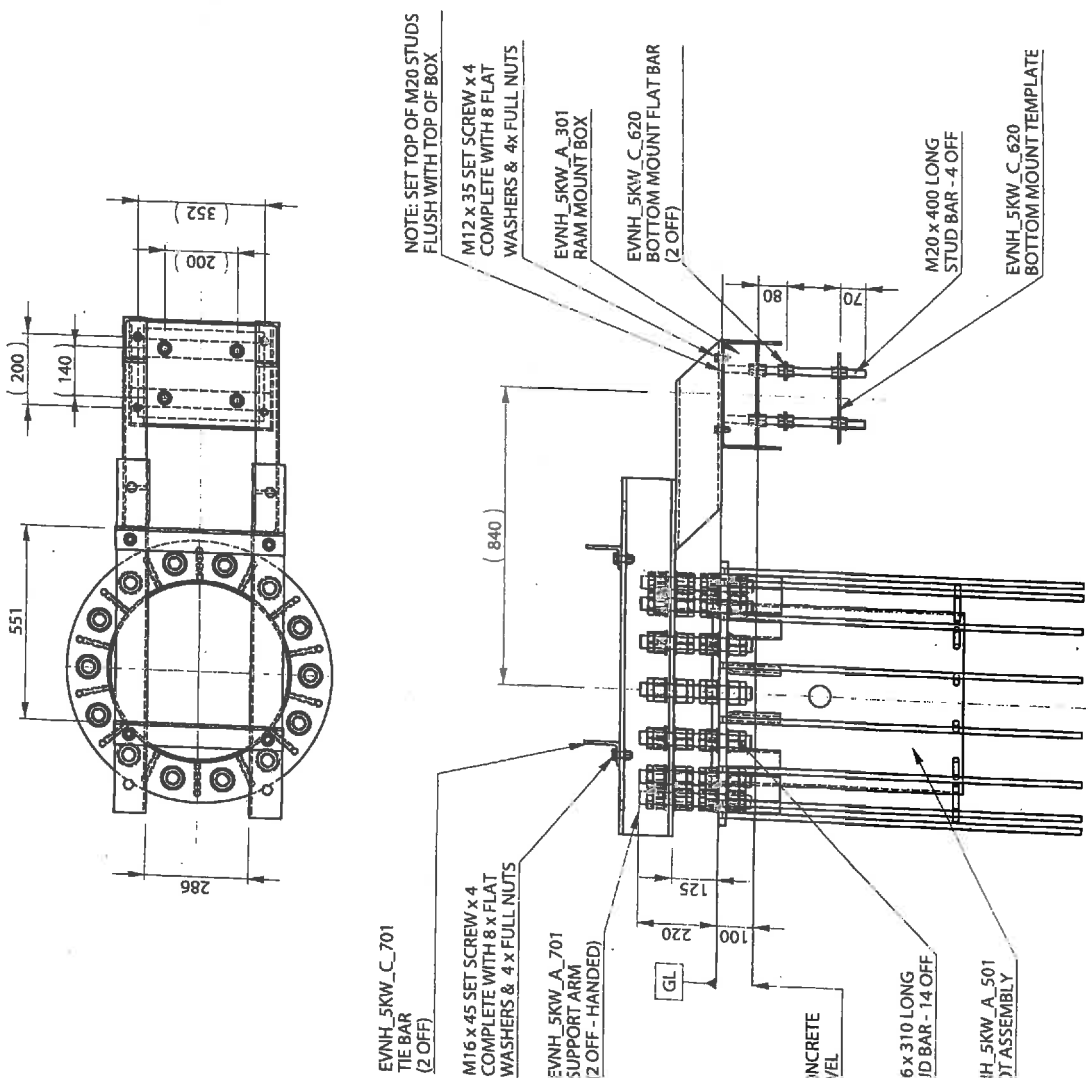
3RD ANGLE PROJECTION

ALL DIMENSIONS ARE IN mm UNOS



SITE REF: 1

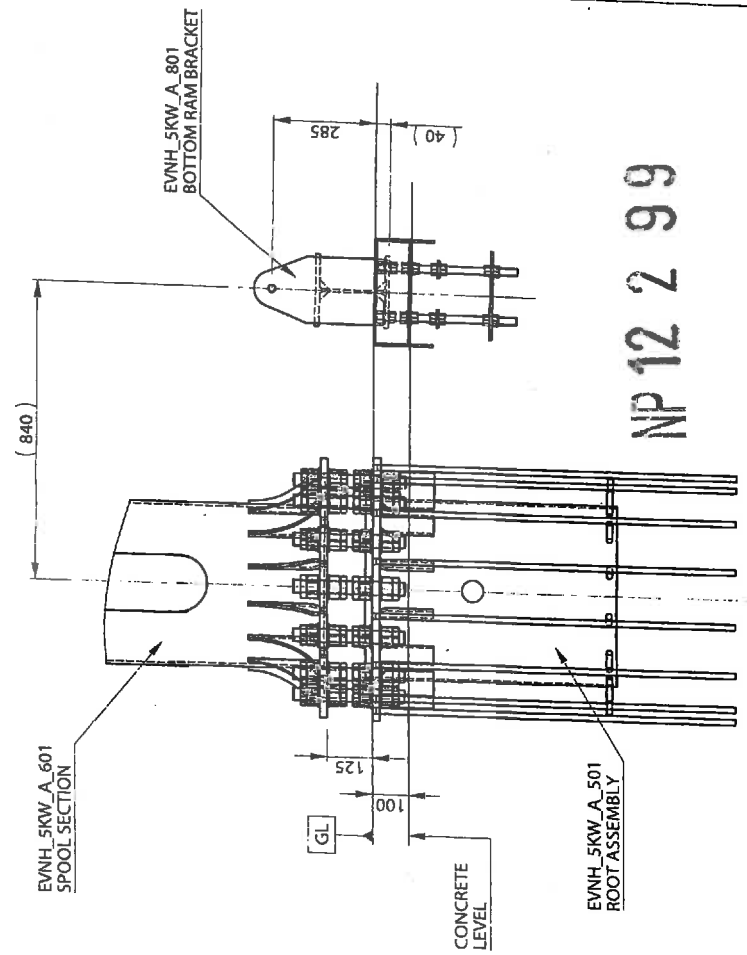
INSTALLATION JIG LAYOUT



INSTALLING POLE AND LOWER RAM BRACKET

ONCE THE ROOT IS INSTALLED AND CONCRETE HAS SET, THE INSTALLATION SUPPORTS ARE REMOVED LEAVING THE RAM MOUNT BOX SET INTO THE CONCRETE. THE SPOOL SECTION AND BOTTOM RAM BRACKET IS NOW INSTALLED AS SHOWN BELOW AND LEVELLED.

THE LOWER RAM BRACKET IS EVENTUALLY REMOVED AND REPLACED WITH THE BOXLID, ONCE THE STRUCTURE HAS BEEN FULLY INSTALLED AND ERECTED.

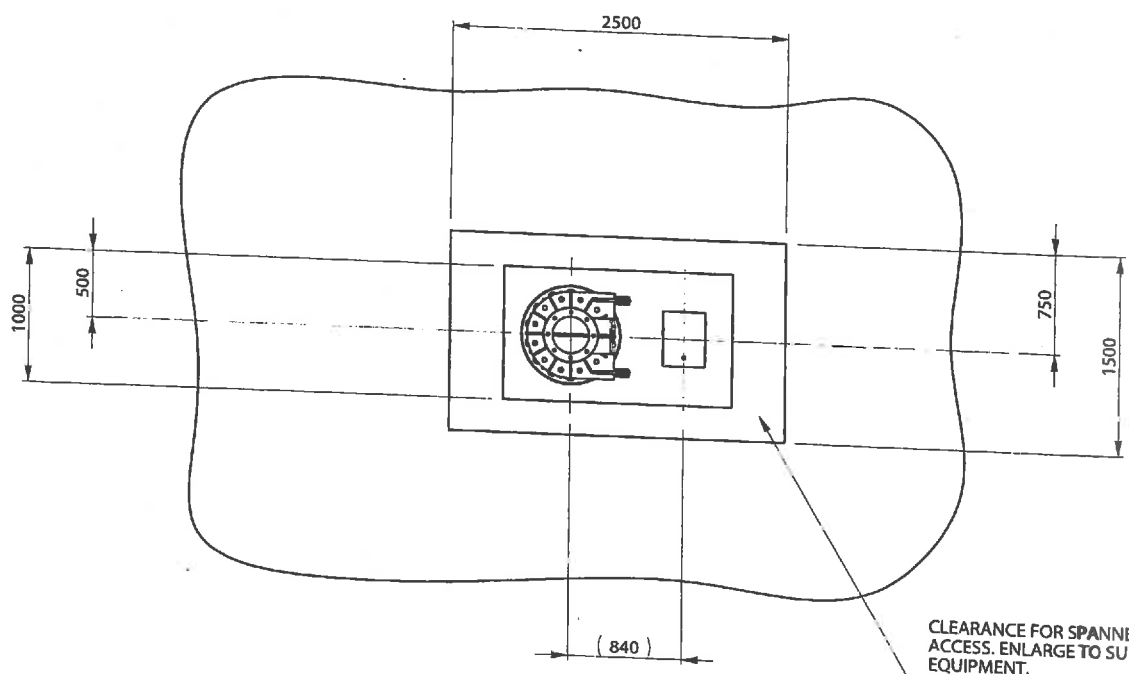


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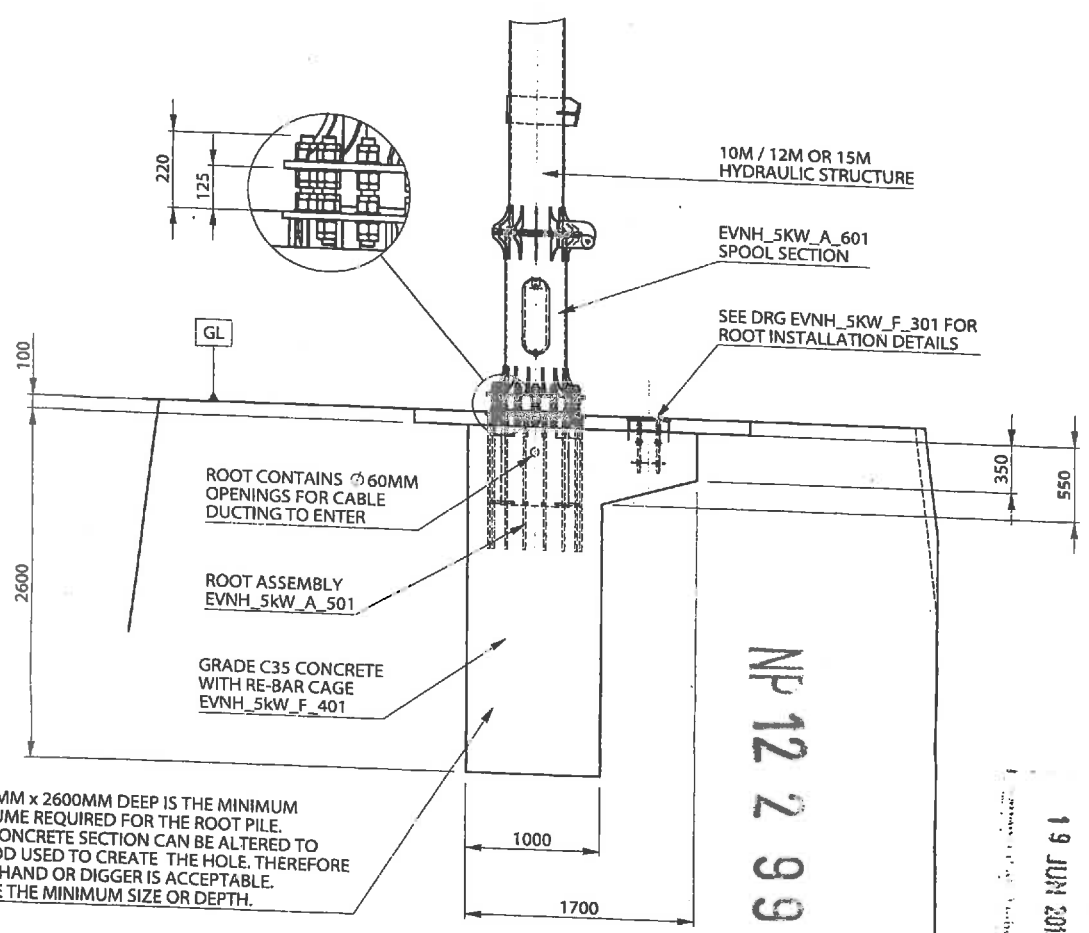
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hutchinson engineering		www.hutchinsonengineering.co.uk		TEL: +44 (0)151 422 9900		FAX: +44 (0)151 420 5100		EVERITE ROAD, WIDNES, CHESHIRE		ISO 9001		WAG BPT		EVNH_5KW_F_301					
MATERIAL: SEE DETAILS		FINISH: GALVANIZED TO BS 5902		MASS (kg):															
<p>NOTES:</p> <ol style="list-style-type: none"> ALL DIMENSIONS ARE IN MILLIMETRES WITH LEVELS SHOWN IN METRES. ALL DIMENSIONS NOT TOED TO BE WITH TOLERANCE TO 10% UNLESS OTHERWISE SPECIFIED. STEELWORK TO BS 5950 OR BS EN 10113-1, GRADE S275 (UNLESS OTHERWISE SPECIFIED), & FABRICATED IN ACCORDANCE WITH BS 5950. ALL STEELWORK TO BE PICKLED AND HOT DIPPED GALVANIZED IN ACCORDANCE WITH BS EN ISO 1461 (UNLESS OTHERWISE SPECIFIED). 																			

NOTE: SEE DRAWING EVNH_5KW_F_401 FOR ROOT CONCRETE DETAILS

19 JUN 2012



CLEARANCE FOR SPANNER ACCESS. ENLARGE TO SUIT EQUIPMENT. BACKFILL WITH GRAVEL UPON COMPLETION OF GROUND WORKS



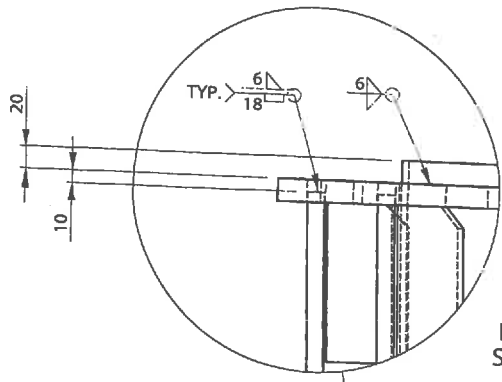
1000MM x 1000MM x 2600MM DEEP IS THE MINIMUM CONCRETE VOLUME REQUIRED FOR THE ROOT PILE. THE SHAPE OF CONCRETE SECTION CAN BE ALTERED TO SUIT THE METHOD USED TO CREATE THE HOLE. THEREFORE A HOLE DUG BY HAND OR DIGGER IS ACCEPTABLE. DO NOT REDUCE THE MINIMUM SIZE OR DEPTH.

NP 12 2 99

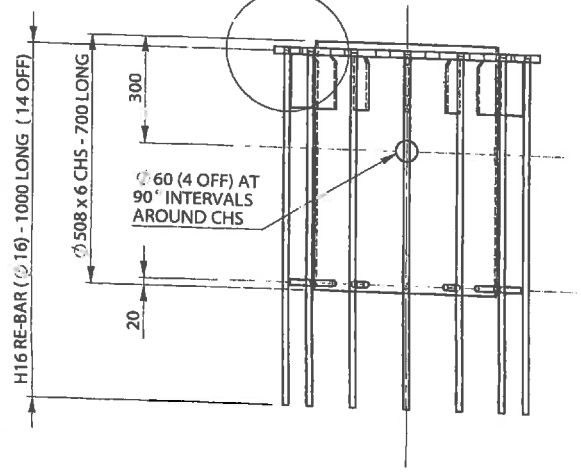
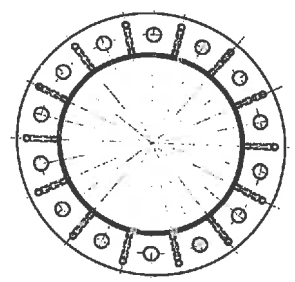
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<p>NOTES:</p> <ol style="list-style-type: none"> ALL DIMENSIONS ARE IN MILLIMETRES WITH LEVELS SHOWN IN METRES. ALL DIMENSIONS NOT TOLERANCED TO BE WITHIN 50.50mm STEELWORK TO BE TO BS 7668 OR BS EN 10113-1, GRADE S175 (UNLESS OTHERWISE SPECIFIED), & FABRICATED IN ACCORDANCE WITH BS 5950. ALL BOLTS TO BE GRADE 8.8 SPUN GALVANISED TO BS 3692. ALL STEELWORK TO BE PICKLED AND HOT DIP GALVANISED IN ACCORDANCE WITH BS EN 10045-1 (UNLESS OTHERWISE SPECIFIED). REMOVE ALL BURRS AND SHARP EDGES. 				<p>MATERIAL:</p>		<p>hutchinson engineering</p> <p>TEL: +44 (0)151 422 9990 FAX: +44 (0)151 420 5100 www.hutchinsonengineering.co.uk</p>		<p>CLIENT: EVANCE</p> <p>PROJECT: EVANCE SKW - 10M / 12M / 15M HYDRAULIC STRUCTURE</p> <p>TITLE: FOUNDATION ARRANGEMENT</p>		<p>A3</p>	
<p>FINISH:</p>				<p>MASS (Kg.):</p>		<p>EVERITE ROAD, WIDNES, CHESHIRE, WAB 8PT</p>		<p>ISO 9001 Registered</p>		<p>EVNH_5KW_F_001</p>	
<p>FOR MANUFACTURE</p>		<p>A.P.H. L.J.B. 17/12/2009</p>		<p>DRAWN: A.P.H. APPD: L.J.B. CHECKED: L.J.B. SCALE: 1:40 DATE: 17/12/2009</p>		<p>REVISION</p>		<p>A</p>			



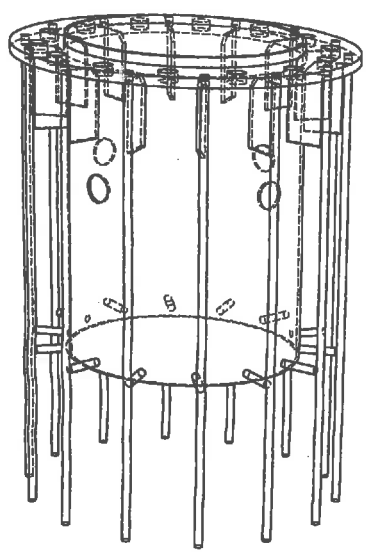
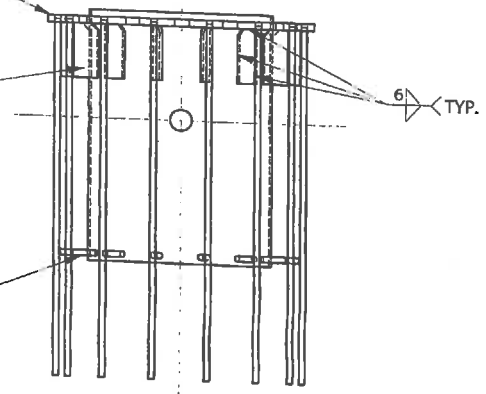
DETAIL A
SCALE 1:5



ROOT FLANGE
EVNH_5KW_C_501

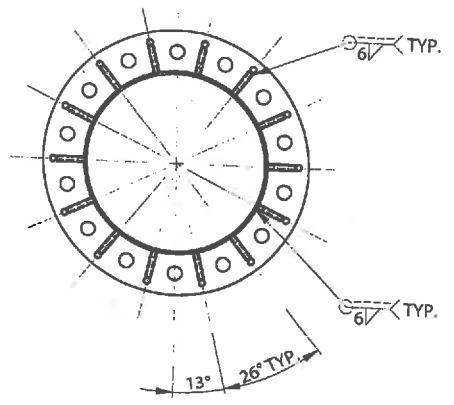
GUSSET PLATE (14 OFF)
EVNH_5KW_C_502

H16 RE-BAR (Ø16)
- 78MM LONG (14 OFF)



NP 12 ? 99

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REV.	DESCRIPTION	DRAWN	APPD	DATE
A	FOR MANUFACTURE	A.P.H.	L.J.B.	20/11/2008

- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES WITH LEVELS SHOWN IN METRES.
 2. ALL DIMENSIONS NOT TOLERANCED TO BE WITHIN ±0.50mm.
 3. STEELWORK TO BE TO BS 7668 OR BS EN 10113-1, GRADE S275 (UNLESS OTHERWISE SPECIFIED) & FABRICATED IN ACCORDANCE WITH BS 5950.
 4. ALL BOLTS TO BE GRADE 8.8 SPUN GALVANISED TO BS 3692.
 5. ALL STEELWORK TO BE PICKLED AND HOT DIP GALVANISED IN ACCORDANCE WITH BS EN ISO:1461 (UNLESS OTHERWISE SPECIFIED).
 6. REMOVE ALL BLURS AND GARBAGE.

MATERIAL:
SEE DETAILS

FINISH:
GALVANISED

MASS (Kg.):
116.69

hutchinson engineering

TEL: +44 (0)151 422 9990
FAX: +44 (0)151 420 5100
www.hutchinsonengineering.co.uk

ISO 9001

EVERITE ROAD,
WIDNES,
CHESHIRE

CLIENT: EVANCE		PROJECT: EVANCE 5KW - 10M / 12M / 15M HYDRAULIC STRUCTURE		A3
TITLE: ROOT ASSEMBLY				
DRAWN: A.P.H.	APPD: L.J.B.	CHEK: L.J.B.	SCALE: 1:15	DATE: 22/01/2008
REVISION				